

Executive Summary Report

Characteristics-Based Market Adjustment for 2007 Assessment Roll

Area Name / Number: Mt. Baker / Seward Park - 81

Previous Physical Inspection: 2003

Improved Sales:

Number of Sales: 791

Range of Sale Dates: 1/2004 - 12/2006

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2006 Value	\$158,200	\$278,200	\$436,400	\$502,300	86.9%	19.07%
2007 Value	\$182,700	\$308,200	\$490,900	\$502,300	97.7%	19.04%
Change	+\$24,500	+\$30,000	+\$54,500		+10.8%	-0.03%
% Change	+15.5%	+10.8%	+12.5%		+12.4%	-0.16%

*COV is a measure of uniformity; the lower the number the better the uniformity.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2006 Value	\$187,500	\$285,900	\$473,400
2007 Value	\$216,700	\$317,000	\$533,700
Percent Change	+15.6%	+10.9%	+12.7%

Number of one to three unit residences in the Population: 4911

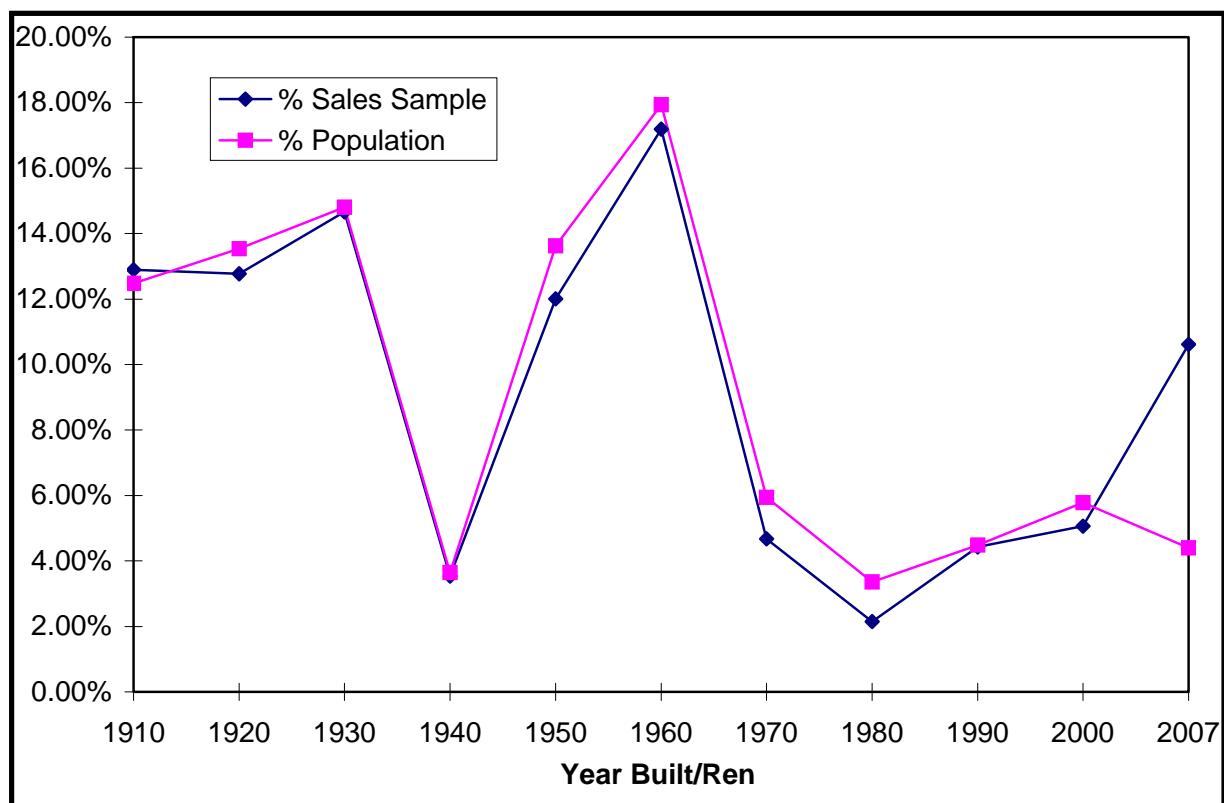
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, lot size, land problems and neighborhoods. Although analysis was completed in NCSS and several models were considered, an overall factor was decided upon for this area in order to improve the level of assessments throughout the area.

The Annual Update Values described in this report improve assessment levels. We recommend posting these values for the 2007 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	102	12.90%
1920	101	12.77%
1930	116	14.66%
1940	28	3.54%
1950	95	12.01%
1960	136	17.19%
1970	37	4.68%
1980	17	2.15%
1990	35	4.42%
2000	40	5.06%
2007	84	10.62%
	791	

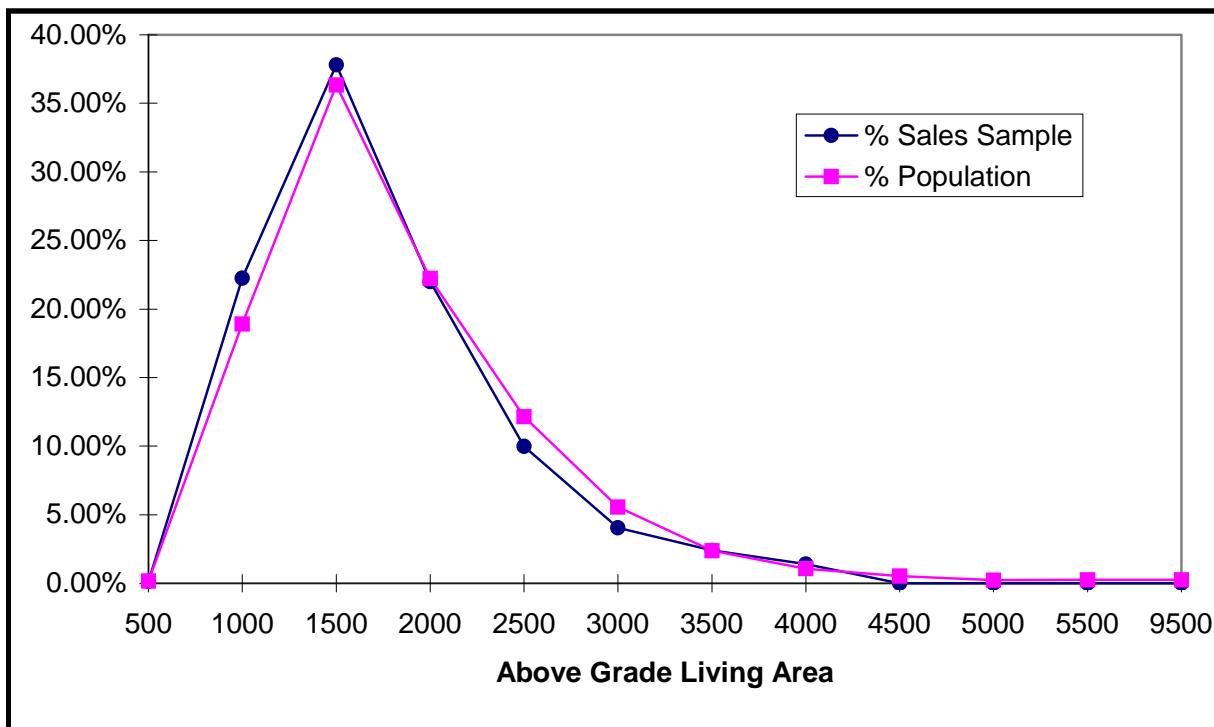
Population		
Year Built/Ren	Frequency	% Population
1910	613	12.48%
1920	665	13.54%
1930	727	14.80%
1940	179	3.64%
1950	669	13.62%
1960	881	17.94%
1970	292	5.95%
1980	165	3.36%
1990	220	4.48%
2000	284	5.78%
2007	216	4.40%
	4911	



Sales of new homes built in the last six years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

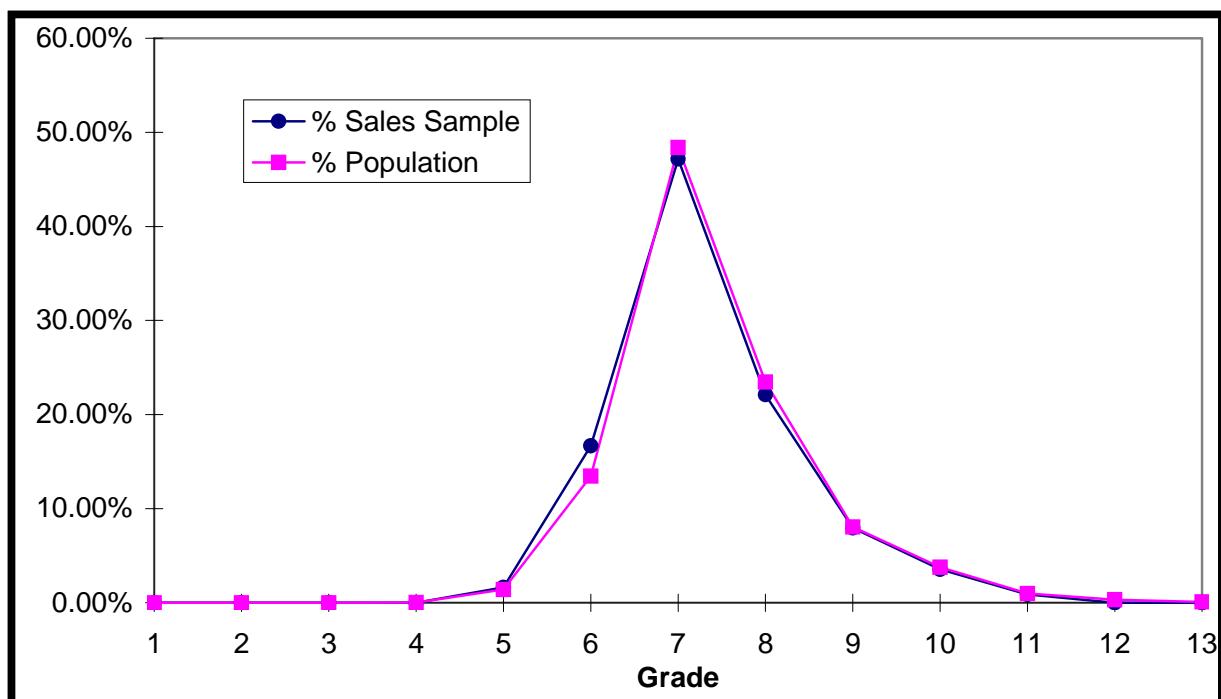
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	1	0.13%	500	8	0.16%
1000	176	22.25%	1000	928	18.90%
1500	299	37.80%	1500	1785	36.35%
2000	174	22.00%	2000	1092	22.24%
2500	79	9.99%	2500	597	12.16%
3000	32	4.05%	3000	273	5.56%
3500	19	2.40%	3500	116	2.36%
4000	11	1.39%	4000	52	1.06%
4500	0	0.00%	4500	25	0.51%
5000	0	0.00%	5000	11	0.22%
5500	0	0.00%	5500	12	0.24%
9500	0	0.00%	9500	12	0.24%
	791			4911	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is good for both accurate analysis and appraisals.

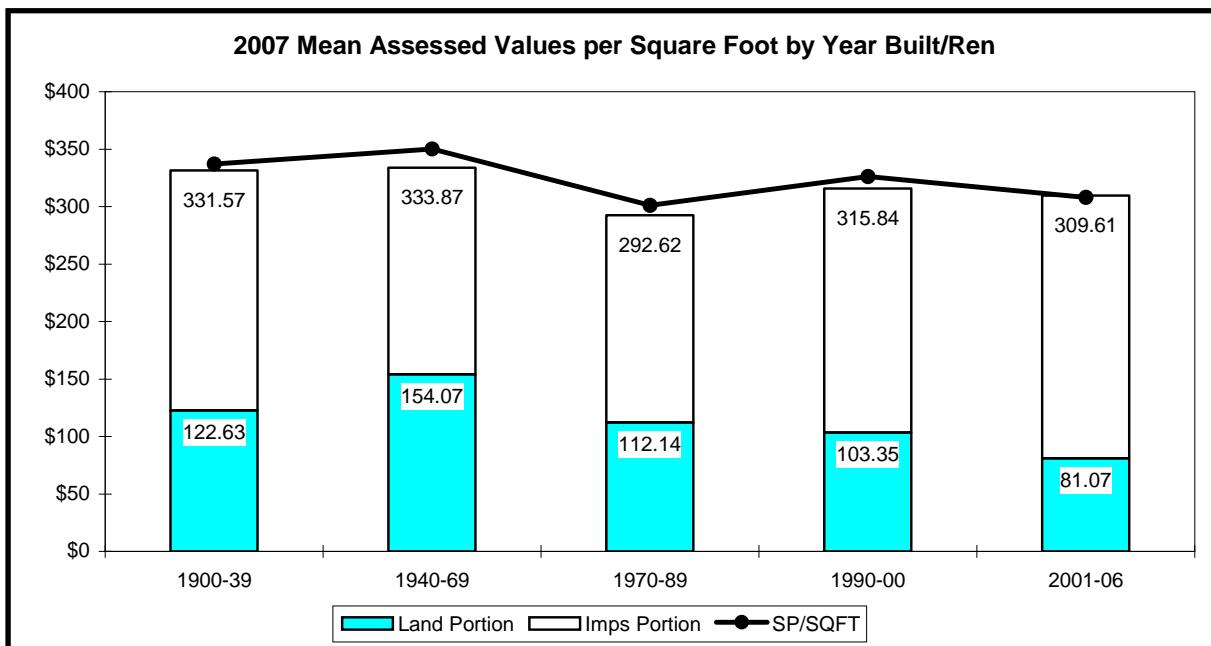
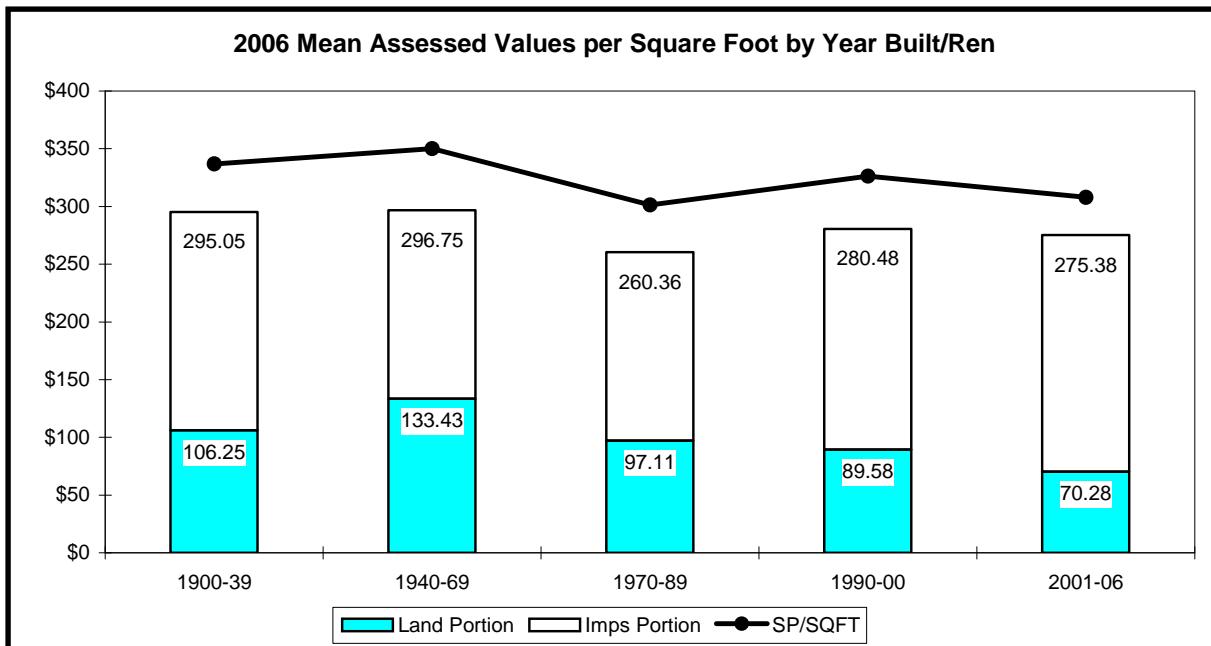
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	1	0.02%
5	13	1.64%	5	69	1.41%
6	132	16.69%	6	661	13.46%
7	373	47.16%	7	2376	48.38%
8	175	22.12%	8	1152	23.46%
9	63	7.96%	9	396	8.06%
10	28	3.54%	10	186	3.79%
11	7	0.88%	11	49	1.00%
12	0	0.00%	12	16	0.33%
13	0	0.00%	13	5	0.10%
	791			4911	



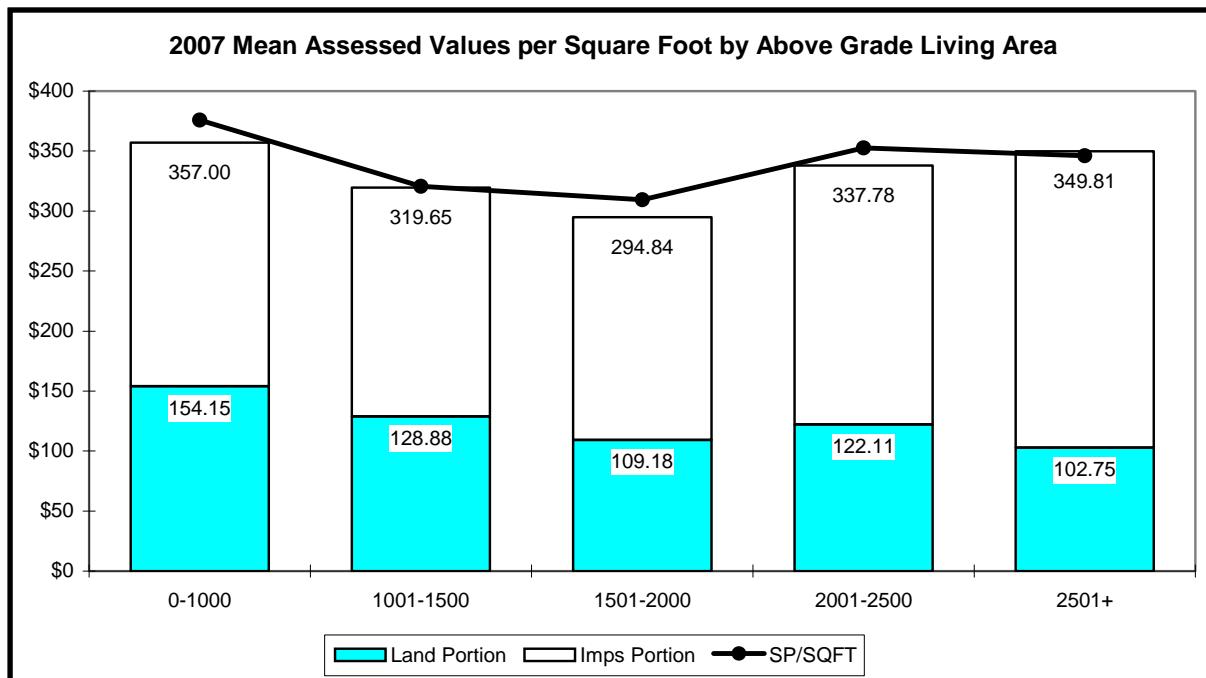
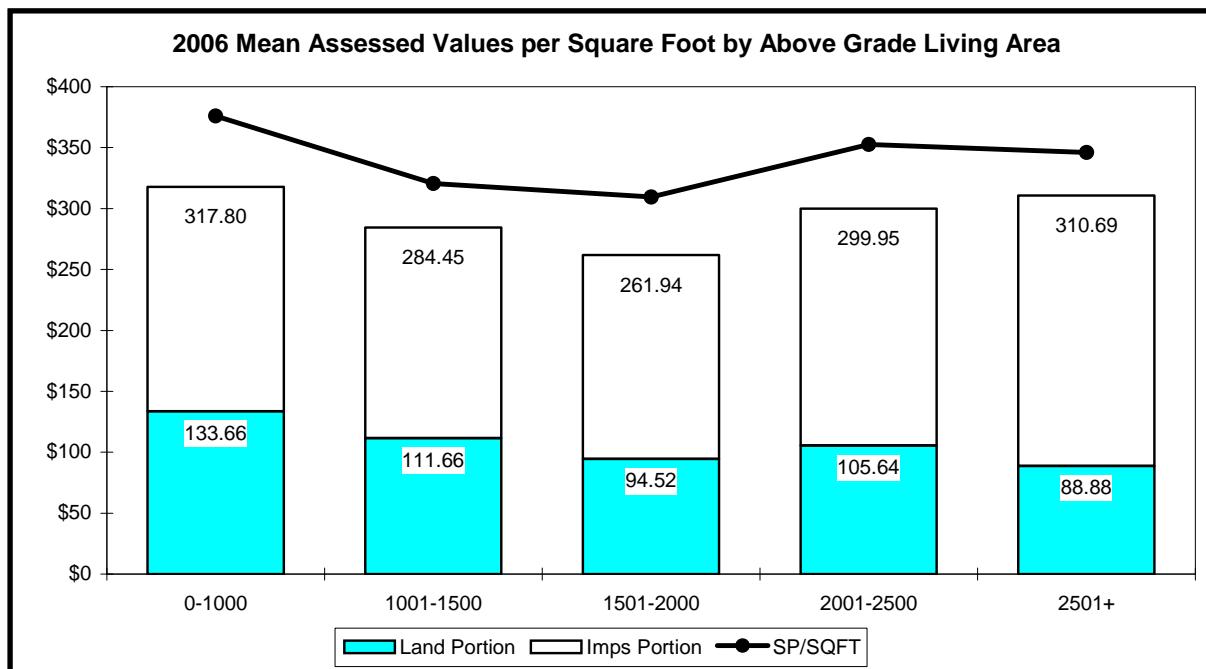
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2006 and 2007 Per Square Foot Values
By Year Built / Renovated***



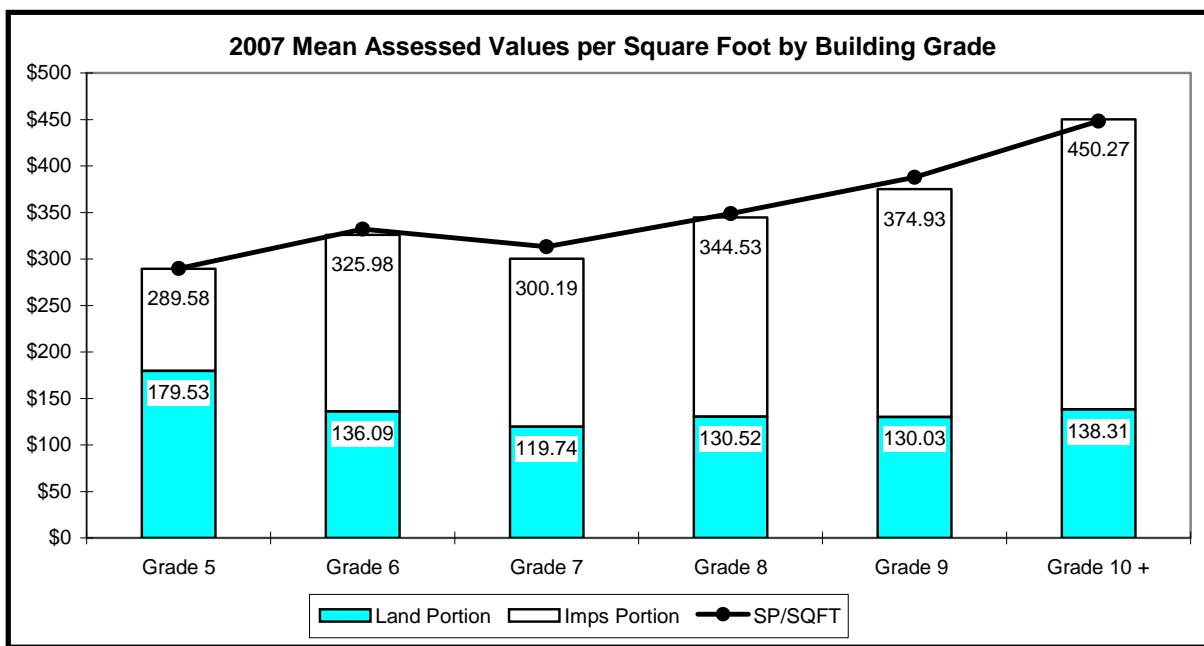
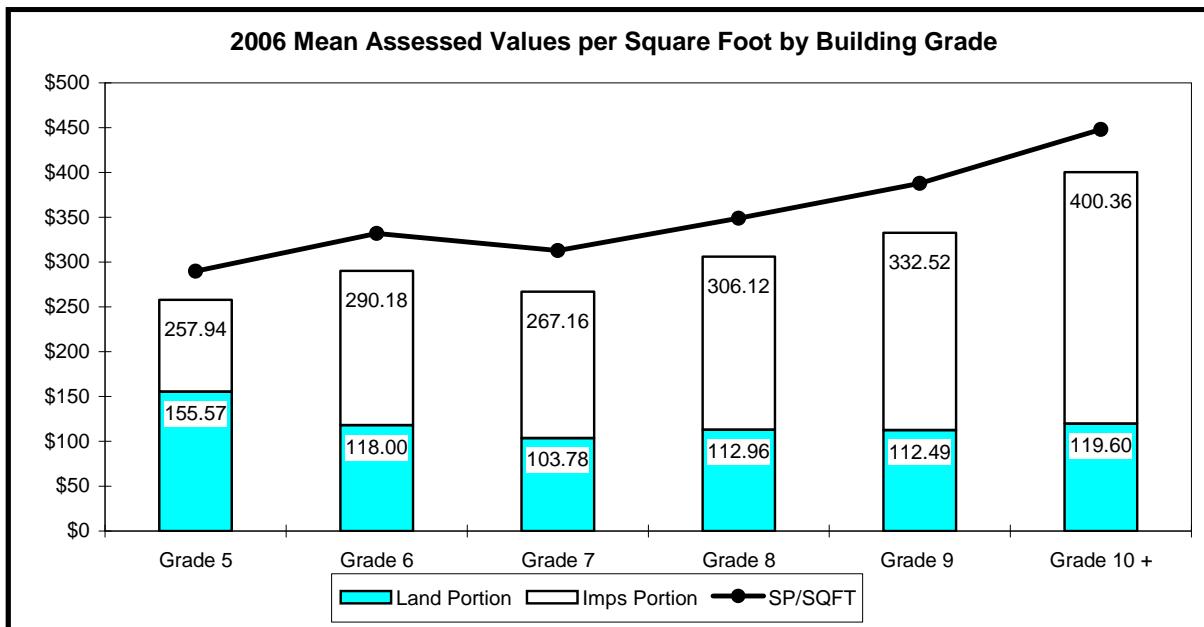
These charts clearly show an improvement in assessment level by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2006 and 2007 Per Square Foot Values
By Above Grade Living Area**

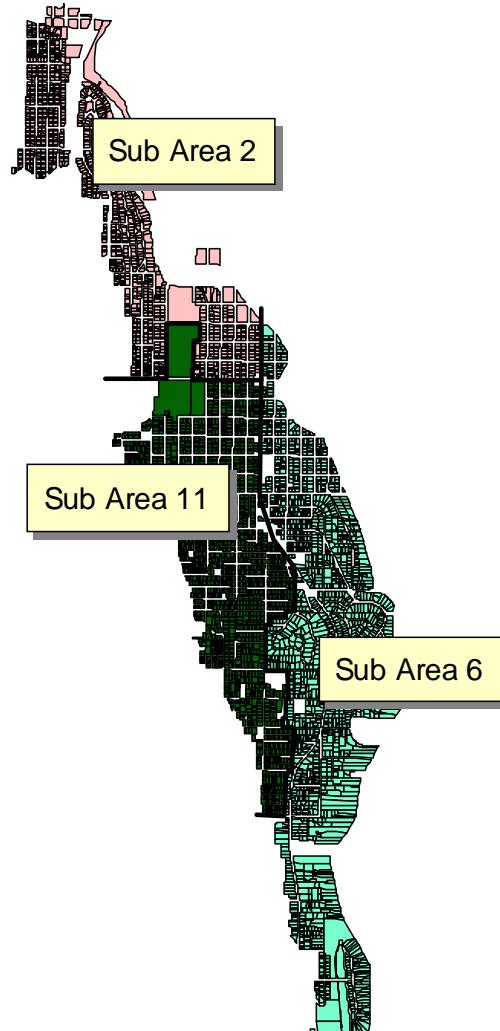


Overall, these charts show an improvement in assessment level by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2006 and 2007 Per Square Foot Values
By Building Grade***

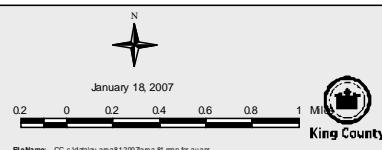


These charts clearly show an improvement in assessment level by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Area 81 Mt. Baker/Seward Park

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Legend

Area 81 map for au report.shp	
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Annual Update Process

Data Utilized

Available sales closed from 1/1/2004 through 12/31/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database. Additional studies were performed January 17th, 2007 to test the resultant assessment level using later 2006 sales. There were 12 additional useable sales. The weighted mean ratio dropped from 0.977 to 0.975 for one to three unit residences. These changes are not significant.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 7 usable land sales available in the area, and their 2006 Assessment Year assessed values and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived for waterfront and non-waterfront parcels. The following formula will be applied:

$$2007 \text{ Land Value} = 2006 \text{ Land Value} \times 1.158, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 791 usable residential sales in the area. Based upon these useable improved property sales and their 2006 Assessment year values, an overall market adjustment was derived.

The analysis for this area consisted of a general review of applicable characteristics which might be used in the model such as grade, age, condition, stories, living area, lot size and neighborhoods. Although analysis was completed in NCSS and several models were considered, an overall factor was decided upon for this area in order to improve the level of assessments throughout the area.

The derived adjustment formula is:

Non-Waterfront:

2007 Total Value = 2006 Total Value *1.125

Waterfront:

2007 Total Value = 2006 Total Value *1.192

The resulting total value is rounded down to the next \$1,000, *then:*

2007 Improvements Value = 2007 Total Value minus 2007 Land Value

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2007 Land Value + Previous Improvement Value *1.108)
*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2007 Land Value + Previous Improvement Value *1.108).
*If vacant parcels (no improvement value) only the land adjustment applies.
*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
*If improvement count = 1 and an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
*If residential properties exist on commercially zoned land, there is no change from previous value. (2007 total value = 2006 total value)

Mobile Home Update

Currently there are no mobile homes in this area.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 81 Annual Update Model Adjustments

2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

Non-Waterfront

12.5%

Waterfront

19.2%

Comments

The % adjustments shown are what would be applied to all improved parcels.

For instance:

Improved *non-waterfront* parcels receive an overall 12.5% upward adjustment.

Improved *waterfront* parcels receive an overall 19.2% upward adjustment.

100% of the population of 1 to 3 unit residences in the area are adjusted by the overall alone.

Area 81 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.977.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
5	13	0.885	0.994	12.3%	0.809	1.179
6	132	0.880	0.989	12.3%	0.949	1.028
7	373	0.854	0.960	12.4%	0.942	0.978
8	175	0.874	0.985	12.6%	0.958	1.012
9	63	0.862	0.971	12.7%	0.919	1.024
10+	35	0.900	1.013	12.5%	0.955	1.071
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1900-1939	338	0.874	0.982	12.4%	0.960	1.004
1940-1969	276	0.853	0.960	12.6%	0.939	0.982
1970-1989	50	0.867	0.975	12.4%	0.921	1.029
1990-2000	43	0.842	0.949	12.7%	0.884	1.015
2000-2006	84	0.905	1.018	12.4%	0.983	1.052
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Fair	8	0.880	0.988	12.3%	0.839	1.137
Average	638	0.867	0.974	12.4%	0.959	0.989
Good	126	0.873	0.983	12.7%	0.949	1.018
Very Good	19	0.900	1.012	12.4%	0.921	1.103
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	448	0.866	0.974	12.5%	0.956	0.993
1.5	163	0.853	0.959	12.4%	0.928	0.989
2	159	0.873	0.982	12.5%	0.956	1.009
2.5	13	0.920	1.039	12.9%	0.938	1.141
3	8	0.926	1.041	12.4%	0.847	1.236

Area 81 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.977.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

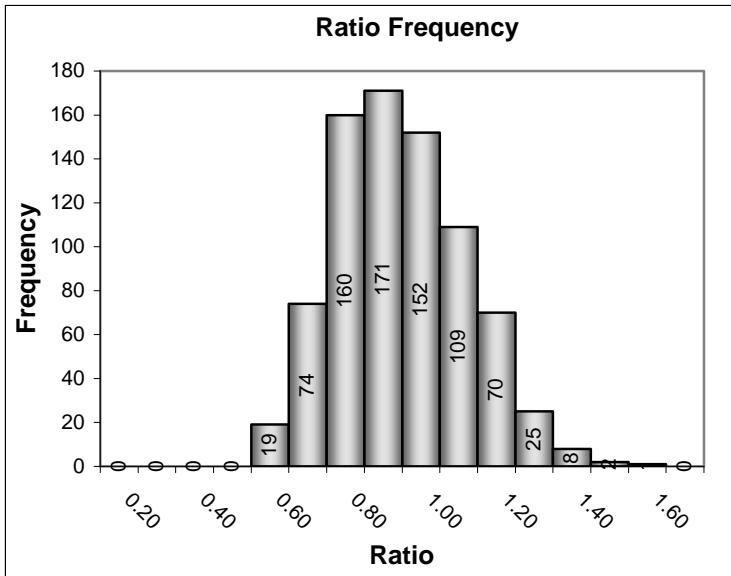
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
0-1000	177	0.845	0.949	12.3%	0.917	0.981
1001-1500	299	0.889	0.999	12.4%	0.978	1.019
1501-2000	174	0.847	0.953	12.6%	0.926	0.981
2001-2500	79	0.851	0.958	12.6%	0.916	1.000
2501+	62	0.901	1.014	12.6%	0.967	1.060
View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Y	235	0.865	0.974	12.6%	0.950	0.998
N	556	0.872	0.980	12.4%	0.964	0.996
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Y	5	0.669	0.797	19.2%	0.601	0.994
N	786	0.872	0.980	12.4%	0.967	0.994
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
2	171	0.865	0.973	12.4%	0.945	1.001
11	381	0.883	0.993	12.3%	0.972	1.013
6	239	0.858	0.966	12.7%	0.943	0.990
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
0-3000	23	0.892	1.002	12.4%	0.903	1.101
3001-5000	269	0.857	0.964	12.4%	0.941	0.986
5001-8000	364	0.869	0.976	12.4%	0.956	0.996
8001-12000	97	0.913	1.028	12.7%	0.989	1.067
12001-16000	26	0.833	0.943	13.3%	0.859	1.027
16001-35000	12	0.825	0.928	12.5%	0.819	1.036

Annual Update Ratio Study Report (Before)

2006 Assessments

District/Team: West Central / Team 2	Lien Date: 01/01/2006	Date of Report: 1/17/2007	Sales Dates: 1/2004 - 12/2006
Area 81 - Mt. Baker/Seward Park	Appr ID: CCHR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	791		
Mean Assessed Value	436,400		
Mean Sales Price	502,300		
Standard Deviation AV	239,518		
Standard Deviation SP	289,201		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.898		
Median Ratio	0.884		
Weighted Mean Ratio	0.869		
UNIFORMITY			
Lowest ratio	0.503		
Highest ratio:	1.503		
Coefficient of Dispersion	15.64%		
Standard Deviation	0.171		
Coefficient of Variation	19.07%		
Price Related Differential (PRD)	1.034		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.869		
Upper limit	0.900		
95% Confidence: Mean			
Lower limit	0.887		
Upper limit	0.910		
SAMPLE SIZE EVALUATION			
N (population size)	4911		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.171		
Recommended minimum:	47		
Actual sample size:	791		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	421		
# ratios above mean:	370		
Z:	1.813		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



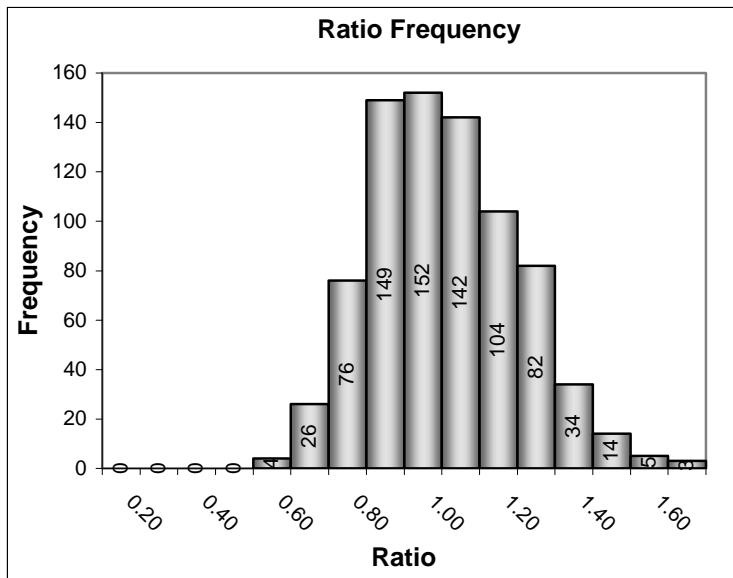
COMMENTS:

1 to 3 Unit Residences throughout Area 81

Annual Update Ratio Study Report (After)

2007 Assessments

District/Team: West Central / Team 2	Lien Date: 01/01/2007	Date of Report: 1/17/2007	Sales Dates: 1/2004 - 12/2006
Area 81 - Mt. Baker/Seward Park	Appr ID: CCHR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	791		
Mean Assessed Value	490,900		
Mean Sales Price	502,300		
Standard Deviation AV	270,180		
Standard Deviation SP	289,201		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	1.010		
Median Ratio	0.994		
Weighted Mean Ratio	0.977		
UNIFORMITY			
Lowest ratio	0.565		
Highest ratio:	1.691		
Coefficient of Dispersion	15.61%		
Standard Deviation	0.192		
Coefficient of Variation	19.04%		
Price Related Differential (PRD)	1.033		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.977		
Upper limit	1.010		
95% Confidence: Mean			
Lower limit	0.997		
Upper limit	1.023		
SAMPLE SIZE EVALUATION			
N (population size)	4911		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.192		
Recommended minimum:	59		
Actual sample size:	791		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	421		
# ratios above mean:	370		
Z:	1.813		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout Area 81

The assessment level has been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	524980	2770	4/20/04	\$295,000	520	0	5	1938	2	7200	Y	N	4033 48TH AVE S
002	524980	0150	7/3/06	\$384,000	760	310	6	1989	3	3600	N	N	4212 42ND AVE S
002	524980	0145	5/18/05	\$349,000	815	154	6	1908	3	4200	N	N	4216 42ND AVE S
002	524980	0165	11/22/04	\$335,000	840	0	6	1906	3	3360	N	N	4202 S GENESEE ST
002	524980	2980	6/13/06	\$415,000	840	540	6	1940	4	5600	Y	N	4201 49TH AVE S
002	795030	2970	4/29/06	\$243,000	840	0	6	1919	3	3000	N	N	4154 41ST AVE S
002	415430	0175	3/9/04	\$260,000	870	0	6	1900	3	4200	N	N	4132 42ND AVE S
002	415430	1970	7/8/05	\$350,950	900	510	6	1951	3	5400	N	N	4222 46TH AVE S
002	415430	0250	2/1/05	\$355,000	940	0	6	1923	2	4800	N	N	4131 43RD AVE S
002	795030	2915	3/23/05	\$334,950	1300	0	6	1908	3	2871	N	N	4215 42ND AVE S
002	795030	2740	8/8/06	\$310,000	1320	0	6	1908	3	6000	N	N	4152 CASCADIA AVE S
002	795030	2750	7/7/06	\$599,000	1390	0	6	1910	3	6000	N	N	4146 CASCADIA AVE S
002	795030	2940	9/23/04	\$295,000	1410	0	6	1907	3	3000	N	N	4231 42ND AVE S
002	524980	0095	5/26/06	\$482,000	1590	1000	6	1945	4	7200	N	N	4024 42ND AVE S
002	524980	0080	6/21/05	\$439,000	1650	0	6	1941	3	7200	N	N	4008 42ND AVE S
002	524980	0090	11/9/06	\$460,088	1650	200	6	1945	3	7200	N	N	4020 42ND AVE S
002	812110	0945	2/22/06	\$540,600	800	800	7	1944	5	6180	Y	N	3822 41ST AVE S
002	524980	2755	3/21/06	\$339,000	870	600	7	1959	3	8520	Y	N	4020 47TH AVE S
002	066900	0130	9/1/06	\$595,000	910	0	7	1915	3	4850	N	N	1926 31ST AVE S
002	795030	2955	8/29/05	\$255,000	950	0	7	1920	3	4000	N	N	4164 41ST AVE S
002	795030	2955	3/20/06	\$310,000	950	0	7	1920	3	4000	N	N	4164 41ST AVE S
002	570000	1945	7/14/05	\$510,000	960	600	7	1924	3	3000	N	N	2726 34TH AVE S
002	524980	1795	3/11/05	\$350,000	990	0	7	1946	3	7200	Y	N	4103 46TH AVE S
002	524980	2180	6/4/04	\$262,500	1020	0	7	1945	3	7200	N	N	4114 46TH AVE S
002	812110	0450	6/16/05	\$560,000	1020	0	7	1963	3	8240	N	N	3827 CASCADIA AVE S
002	795030	2770	8/25/06	\$497,500	1050	650	7	1955	4	5000	N	N	4136 CASCADIA AVE S
002	812110	1130	3/16/04	\$467,500	1050	1000	7	1958	3	6000	Y	N	3711 41ST AVE S
002	795030	3030	10/14/05	\$330,000	1080	0	7	1914	3	3000	Y	N	4118 41ST AVE S
002	524980	0155	8/24/06	\$485,000	1090	600	7	1956	3	6600	N	N	4220 42ND AVE S
002	570000	0420	11/29/05	\$493,000	1210	0	7	1925	5	5000	N	N	2807 31ST AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	570000	0965	2/16/05	\$515,000	1210	600	7	1908	4	5000	N	N	2526 32ND AVE S
002	570000	3140	11/14/06	\$515,000	1230	0	7	1916	3	5335	N	N	3804 S COURT ST
002	524980	0063	6/14/05	\$458,000	1260	1000	7	1977	3	7200	Y	N	3927 43RD AVE S
002	812110	0610	7/11/06	\$590,000	1270	700	7	1958	3	4120	Y	N	4014 S ANDOVER ST
002	415430	0135	5/28/04	\$350,000	1280	0	7	1946	3	7200	N	N	4108 42ND AVE S
002	524980	0069	5/26/04	\$399,950	1310	600	7	1958	3	7200	Y	N	3915 43RD AVE S
002	570000	1570	5/8/06	\$769,000	1320	0	7	1919	4	5000	N	N	2716 33RD AVE S
002	570000	0580	8/17/04	\$432,000	1330	0	7	1911	3	5000	N	N	2718 31ST AVE S
002	570000	2455	4/28/05	\$542,000	1360	0	7	1924	4	4954	N	N	2962 36TH AVE S
002	415430	2020	7/10/06	\$416,000	1380	0	7	1905	3	7200	N	N	4221 47TH AVE S
002	795030	2935	10/19/04	\$259,000	1400	0	7	1998	3	3000	N	N	4227 42ND AVE S
002	570000	2440	10/29/04	\$469,950	1420	0	7	1924	4	4954	N	N	2946 36TH AVE S
002	066900	0160	3/20/06	\$695,000	1470	300	7	1951	3	4950	Y	N	1916 31ST AVE S
002	524980	0085	5/19/06	\$490,000	1470	0	7	1960	3	7200	N	N	4014 42ND AVE S
002	524980	3265	10/13/05	\$395,000	1480	0	7	1939	3	7200	N	N	4200 49TH AVE S
002	208770	0115	7/22/05	\$433,000	1500	390	7	1916	3	4450	N	N	3103 S DOSE TER
002	673870	0085	7/31/06	\$587,500	1550	540	7	1913	3	4000	N	N	2004 31ST AVE S
002	570000	1140	4/1/04	\$425,000	1560	0	7	1922	3	5000	N	N	2842 32ND AVE S
002	673870	0210	3/30/04	\$558,875	1580	760	7	1920	3	4000	N	N	2032 32ND AVE S
002	415430	3250	3/9/05	\$536,000	1590	250	7	1938	3	5160	Y	N	4007 49TH AVE S
002	415430	3250	11/20/06	\$743,000	1590	250	7	1938	3	5160	Y	N	4007 49TH AVE S
002	570000	0905	12/20/05	\$691,500	1610	0	7	1913	4	5000	N	N	2329 33RD AVE S
002	570000	0515	10/7/04	\$500,000	1640	0	7	1922	3	5000	N	N	2837 32ND AVE S
002	570000	1230	5/1/04	\$619,000	1640	0	7	1909	4	5000	N	N	2807 33RD AVE S
002	812110	1075	5/25/04	\$471,000	1680	0	7	1923	3	4635	Y	N	3710 41ST AVE S
002	795030	0005	6/23/04	\$460,000	1700	0	7	1907	3	6356	Y	N	4009 42ND AVE S
002	570000	1100	11/7/05	\$482,000	1730	0	7	1928	4	4995	N	N	2802 32ND AVE S
002	570000	0540	4/28/05	\$480,000	1750	0	7	1923	3	5000	N	N	2811 32ND AVE S
002	570000	2400	12/29/04	\$424,500	1760	900	7	1947	3	8184	N	N	3601 S MOUNT BAKER BLVD
002	673870	0275	2/24/05	\$585,000	1780	0	7	1912	3	4000	N	N	2016 33RD AVE S
002	524980	3340	10/22/04	\$429,000	1790	0	7	1928	3	4800	N	N	4125 50TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	524980	3340	6/23/05	\$665,000	1790	0	7	1928	3	4800	N	N	4125 50TH AVE S
002	570000	1055	2/28/05	\$725,500	1820	260	7	1912	3	5500	N	N	2736 32ND AVE S
002	570000	1530	2/13/06	\$638,000	1860	300	7	1912	5	5000	N	N	2823 34TH AVE S
002	795030	2660	4/3/06	\$450,000	1860	0	7	1979	3	3030	N	N	4131 41ST AVE S
002	570000	1730	11/16/05	\$725,000	1890	600	7	1919	5	5000	N	N	2312 33RD AVE S
002	570000	0410	12/14/04	\$499,950	1910	500	7	1918	4	5000	N	N	2817 31ST AVE S
002	570000	1235	12/2/04	\$581,000	1920	0	7	1915	4	5000	N	N	2803 33RD AVE S
002	570000	1225	6/17/05	\$756,000	1940	0	7	1922	3	5000	N	N	2811 33RD AVE S
002	570000	2415	8/3/05	\$750,000	1980	360	7	1924	4	8017	N	N	2841 MOUNT RAINIER DR S
002	570000	0950	9/28/05	\$565,000	2000	0	7	1921	4	5000	N	N	2512 32ND AVE S
002	570000	1980	7/3/06	\$648,000	2030	100	7	1925	4	4700	N	N	2806 34TH AVE S
002	673870	0290	11/8/04	\$583,000	2100	0	7	1912	4	4000	N	N	2028 33RD AVE S
002	570000	0465	8/9/04	\$505,000	2110	0	7	1918	4	5000	N	N	2806 31ST AVE S
002	524980	2750	5/2/05	\$590,000	2150	740	7	1988	4	5880	Y	N	4014 47TH AVE S
002	673870	0330	4/28/04	\$719,000	2150	0	7	1913	3	4000	Y	N	2015 34TH AVE S
002	795030	0310	6/2/05	\$510,000	2160	0	7	1912	4	6000	N	N	4040 CASCADIA AVE S
002	570000	2485	4/24/06	\$655,000	2170	1000	7	1918	4	6000	N	N	3135 37TH PL S
002	570000	0545	6/12/06	\$610,000	2430	380	7	1984	3	5000	N	N	2807 32ND AVE S
002	525030	0090	10/27/05	\$539,000	950	380	8	1941	3	5400	Y	N	3925 48TH AVE S
002	570000	0840	8/24/04	\$422,500	1160	600	8	1951	3	5000	N	N	2318 32ND AVE S
002	812110	0865	4/12/06	\$545,000	1230	800	8	1951	3	6120	Y	N	3827 42ND AVE S
002	524980	1933	10/18/04	\$730,000	1260	1180	8	1958	3	7000	Y	N	3823 46TH AVE S
002	570000	0485	4/21/04	\$385,000	1440	890	8	1954	3	5000	N	N	2826 31ST AVE S
002	570000	1015	11/29/05	\$550,000	1460	0	8	1918	3	6000	N	N	2503 33RD AVE S
002	066900	0390	9/8/04	\$500,000	1560	600	8	1958	3	9750	Y	N	1908 32ND AVE S
002	570000	3410	12/23/04	\$525,000	1570	0	8	1919	4	7082	N	N	3230 HUNTER BLVD S
002	415430	0010	3/26/04	\$660,000	1590	400	8	1951	3	7200	Y	N	3802 42ND AVE S
002	102404	9006	10/30/06	\$1,200,000	1600	800	8	1947	3	5040	Y	N	3319 S DOSE TER
002	570000	0925	7/19/04	\$588,000	1610	0	8	1925	3	5000	N	N	2311 33RD AVE S
002	102404	9014	11/23/05	\$1,350,000	1650	600	8	1924	3	5000	Y	N	2004 34TH AVE S
002	570000	0640	6/10/06	\$828,000	1700	0	8	1910	4	5500	N	N	2705 32ND AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	674570	0200	7/12/06	\$960,000	1790	1710	8	1954	3	5600	Y	N	2231 34TH AVE S
002	524980	3370	5/11/04	\$435,000	1880	200	8	1945	3	6600	N	N	4919 S DAKOTA ST
002	570000	0630	9/13/05	\$699,950	1900	0	8	1907	4	5000	N	N	2711 32ND AVE S
002	570000	1625	6/22/04	\$718,000	1910	800	8	2002	4	5000	N	N	2709 34TH AVE S
002	570000	1970	2/3/05	\$510,000	1930	370	8	1916	4	5300	N	N	3405 S MCCLELLAN ST
002	570000	0900	5/25/04	\$560,500	1940	750	8	1980	4	5000	N	N	2333 33RD AVE S
002	673870	0095	5/27/04	\$585,000	1940	610	8	1921	3	4000	N	N	2014 31ST AVE S
002	208770	0011	11/3/04	\$769,950	1960	450	8	1913	5	5000	Y	N	2042 33RD AVE S
002	524980	0200	4/13/05	\$480,000	1960	800	8	2005	3	3600	N	N	4215 43RD AVE S
002	570000	1740	2/24/05	\$685,000	1960	470	8	1920	3	5000	N	N	2320 33RD AVE S
002	570000	3275	2/17/06	\$929,000	2000	0	8	1919	3	6110	N	N	3421 BELLA VISTA AVE S
002	570000	3335	8/1/06	\$800,000	2020	0	8	1913	4	5000	N	N	3338 HUNTER BLVD S
002	208770	0036	8/17/05	\$827,500	2030	0	8	1924	3	6432	N	N	3202 S DOSE TER
002	812110	0815	6/9/06	\$842,750	2030	500	8	1925	5	6180	Y	N	3919 42ND AVE S
002	812110	0470	3/22/06	\$900,000	2040	990	8	1990	4	6180	Y	N	3821 CASCADIA AVE S
002	570000	1005	12/14/05	\$596,000	2060	0	8	1919	4	5000	N	N	2515 33RD AVE S
002	570000	1705	4/14/05	\$600,000	2060	240	8	1921	3	7500	N	N	2509 34TH AVE S
002	812110	1240	12/15/04	\$675,000	2060	0	8	1921	4	5459	N	N	3901 S COURT ST
002	570000	1690	2/16/05	\$725,000	2190	0	8	1910	4	5000	N	N	2523 34TH AVE S
002	570000	1680	11/9/05	\$900,000	2230	0	8	1907	4	5000	N	N	2535 34TH AVE S
002	570000	3820	8/26/04	\$869,000	2300	250	8	1925	4	7200	Y	N	3333 CASCADIA AVE S
002	570000	3820	4/12/06	\$1,075,000	2300	250	8	1925	4	7200	Y	N	3333 CASCADIA AVE S
002	570000	0895	8/10/05	\$695,000	2340	0	8	1909	4	5000	N	N	2339 33RD AVE S
002	570000	1670	3/20/06	\$970,500	2340	390	8	1924	4	6000	N	N	2538 33RD AVE S
002	674570	0195	5/2/06	\$1,070,000	2360	200	8	1923	4	5500	Y	N	2230 33RD AVE S
002	570000	3290	11/4/06	\$960,000	2380	0	8	1924	3	6100	N	N	3407 BELLA VISTA AVE S
002	570000	1695	5/12/04	\$795,000	2420	0	8	1915	3	7500	N	N	2519 34TH AVE S
002	570000	3020	11/29/04	\$865,000	2440	700	8	1913	5	5000	N	N	3407 HUNTER BLVD S
002	570000	0885	9/30/04	\$730,000	2450	0	8	1921	5	5000	N	N	2349 33RD AVE S
002	570000	2505	4/8/04	\$610,000	2560	0	8	1918	4	6000	N	N	3111 37TH PL S
002	570000	0985	3/10/05	\$640,000	2590	0	8	1907	3	5000	N	N	2533 33RD AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	673870	0180	3/23/05	\$924,800	2640	800	8	2003	3	4000	Y	N	2008 32ND AVE S
002	570000	1595	6/14/06	\$881,500	2680	300	8	1913	4	5500	N	N	2737 34TH AVE S
002	570000	1825	12/8/04	\$1,150,000	2740	800	8	1913	4	6000	Y	N	2306 34TH AVE S
002	674570	0155	4/20/05	\$780,000	3120	240	8	1923	4	5000	N	N	2221 33RD AVE S
002	570000	1930	6/9/04	\$750,000	3390	1580	8	1912	3	5000	N	N	2714 34TH AVE S
002	570000	0790	3/21/06	\$850,000	3620	0	8	1986	4	5000	N	N	2333 32ND AVE S
002	415430	0040	4/7/04	\$499,950	1489	530	9	2000	3	3600	Y	N	3820 42ND AVE S
002	415430	0040	7/28/06	\$745,000	1489	530	9	2000	3	3600	Y	N	3820 42ND AVE S
002	102404	9003	3/20/06	\$535,000	1610	0	9	1980	3	6200	Y	N	2028 34TH AVE S
002	674570	0115	3/7/05	\$712,500	1800	0	9	1931	3	5000	N	N	2211 32ND AVE S
002	570000	1835	6/5/06	\$1,695,000	1900	900	9	1925	4	6000	Y	N	2320 34TH AVE S
002	570000	4305	7/21/06	\$1,200,000	2140	440	9	1922	3	10502	Y	N	3242 LAKEWOOD AVE S
002	673870	0135	3/29/04	\$930,000	2140	500	9	2003	3	4000	Y	N	2027 32ND AVE S
002	570000	4090	3/23/06	\$945,000	2160	740	9	1924	4	7380	N	N	3325 LAKEWOOD AVE S
002	570050	0115	4/15/04	\$1,072,000	2180	0	9	1916	3	5820	Y	N	2318 SHORELAND DR S
002	570050	0115	12/20/04	\$1,300,000	2180	0	9	1916	3	5820	Y	N	2318 SHORELAND DR S
002	673870	0145	7/20/04	\$847,500	2208	510	9	2000	3	4000	Y	N	2019 32ND AVE S
002	570000	3455	8/10/04	\$825,000	2210	480	9	1930	4	6050	N	N	3804 S HANFORD ST
002	570000	3555	6/9/05	\$1,190,000	2280	550	9	1937	4	7182	N	N	2838 MOUNT SAINT HELENS PL S
002	570000	2665	4/25/06	\$900,000	2530	0	9	1925	3	6150	N	N	2711 MOUNT SAINT HELENS PL S
002	570000	3926	11/4/05	\$1,330,000	2530	0	9	1919	3	7200	Y	N	3448 CASCADIA AVE S
002	570000	0510	6/28/04	\$750,000	2850	0	9	1922	4	6970	N	N	3120 S MOUNT BAKER BLVD
002	570000	3180	10/12/06	\$795,000	2950	0	9	1925	3	5400	Y	N	3822 S COURT ST
002	812110	0480	3/16/06	\$1,275,000	3189	900	9	2000	4	6180	Y	N	3815 CASCADIA AVE S
002	524980	2790	4/21/06	\$760,000	3310	400	9	1983	4	7200	Y	N	4009 48TH AVE S
002	570000	1715	12/14/05	\$1,350,000	3612	1100	9	2000	3	6000	N	N	2503 34TH AVE S
002	570000	3515	3/23/04	\$878,000	2250	700	10	1945	4	7350	N	N	3800 S FERRIS PL
002	570050	0185	9/1/05	\$1,500,000	2290	440	10	1978	3	7875	Y	N	2510 SHORELAND DR S
002	570150	0050	2/9/04	\$1,065,000	2320	700	10	2003	3	15283	Y	N	1914 33RD AVE S
002	102404	9045	8/27/04	\$825,000	2380	0	10	1990	4	5032	Y	N	3312 S PLUM ST
002	570050	0010	7/6/04	\$960,000	2420	400	10	1916	3	13500	Y	N	2520 MOUNT CLAIRE DR S

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	570000	4440	7/10/06	\$1,965,000	2490	700	10	1924	3	7800	Y	N	3118 LAKEWOOD AVE S
002	570000	2655	12/23/04	\$1,225,000	2700	900	10	1923	3	8680	N	N	2707 MOUNT SAINT HELENS PL S
002	570150	0045	12/10/04	\$910,000	2710	670	10	2003	3	3768	Y	N	1920 33RD AVE S
002	673870	0170	5/10/05	\$910,000	2780	500	10	2004	3	3600	Y	N	2000 32ND AVE S
002	570150	0060	3/10/04	\$1,165,000	2880	1030	10	2004	3	16116	Y	N	1910 33RD AVE S
002	570000	4000	6/21/06	\$1,990,000	2990	1000	10	1922	3	13375	Y	N	3246 CASCADIA AVE S
002	570150	0035	3/26/04	\$905,000	3060	0	10	2003	3	3786	Y	N	1916 33RD AVE S
002	524980	1980	6/28/06	\$1,235,000	3180	1230	10	1908	4	14850	Y	N	3909 47TH AVE S
002	570150	0055	3/30/04	\$1,035,000	3260	600	10	2003	3	13006	Y	N	1912 33RD AVE S
002	570000	3700	5/12/05	\$2,265,000	3290	1250	10	1922	3	7860	Y	N	2833 CASCADIA AVE S
002	570000	3385	5/5/06	\$1,300,000	3320	600	10	1910	4	10332	N	N	3212 HUNTER BLVD S
002	102404	9024	9/15/06	\$1,599,000	3650	500	10	1929	3	7700	Y	N	2212 34TH AVE S
002	570000	4015	9/6/06	\$1,700,000	3880	340	10	1921	4	6885	Y	N	3124 CASCADIA AVE S
002	570000	3945	6/1/05	\$2,214,500	3570	1420	11	1929	3	9750	Y	N	3300 CASCADIA AVE S
002	570000	3970	6/15/05	\$1,861,000	3600	1300	11	1921	3	8625	Y	N	3336 CASCADIA AVE S
002	570000	3635	6/22/04	\$1,725,000	3650	700	11	1916	4	8100	Y	N	2659 CASCADIA AVE S
002	570000	3630	3/13/06	\$2,004,000	3710	1120	11	1914	4	8100	Y	N	2653 CASCADIA AVE S
006	352404	9026	2/2/05	\$217,000	780	0	5	1909	4	5144	N	N	8326 SEWARD PARK AVE S
006	123100	0510	11/17/05	\$293,000	700	790	6	1913	4	3800	N	N	5101 S FARRAR ST
006	524980	5095	4/8/05	\$426,500	700	150	6	1918	3	2400	N	N	4814 55TH AVE S
006	110200	0193	4/4/05	\$343,000	730	720	6	1948	3	6400	N	N	6323 52ND AVE S
006	110200	0193	10/26/05	\$389,000	730	720	6	1948	3	6400	N	N	6323 52ND AVE S
006	524980	4080	1/12/04	\$231,000	730	0	6	1937	3	3600	Y	N	4724 51ST AVE S
006	524980	3730	8/18/04	\$262,000	770	0	6	1921	3	4800	N	N	4602 50TH AVE S
006	123100	0770	9/8/06	\$398,000	790	200	6	1909	3	6000	N	N	5223 S DAWSON ST
006	524980	3745	3/11/04	\$241,000	810	0	6	1919	3	4800	N	N	4610 50TH AVE S
006	415430	4760	9/26/05	\$341,500	830	0	6	1905	2	7200	Y	N	5009 S OREGON ST
006	524980	3785	2/23/04	\$261,500	840	480	6	2004	3	4800	N	N	4617 51ST AVE S
006	524980	3785	11/9/04	\$450,000	840	480	6	2004	3	4800	N	N	4617 51ST AVE S
006	524980	3785	12/30/05	\$555,000	840	480	6	2004	3	4800	N	N	4617 51ST AVE S
006	123100	0030	4/11/05	\$300,000	850	0	6	1954	3	3900	N	N	5020 51ST AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	123100	1165	11/16/04	\$275,000	850	0	6	1910	3	4000	N	N	5245 S MAYFLOWER ST
006	333600	1715	6/25/04	\$160,000	850	0	6	1924	3	6600	N	N	8633 55TH AVE S
006	333600	1715	4/14/05	\$282,200	850	0	6	1924	3	6600	N	N	8633 55TH AVE S
006	123100	0940	1/8/04	\$222,222	890	0	6	1913	3	6000	N	N	5125 S DAWSON ST
006	333600	1790	9/2/04	\$283,460	910	0	6	1910	3	5640	N	N	8612 SEWARD PARK AVE S
006	123100	0025	10/26/05	\$349,000	920	0	6	1989	3	3900	N	N	5018 51ST AVE S
006	123100	0895	7/18/06	\$373,000	930	240	6	1910	3	5900	N	N	5202 S MAYFLOWER ST
006	262404	9081	6/16/06	\$286,000	980	0	6	1941	4	3080	N	N	7128 SEWARD PARK AVE S
006	262404	9088	2/3/04	\$265,100	1000	0	6	1925	3	6000	N	N	5219 S ORCHARD TER
006	123100	1130	8/4/05	\$448,000	1020	0	6	1920	3	4000	N	N	5217 S MAYFLOWER ST
006	214730	0050	3/24/04	\$305,000	1020	440	6	1940	3	4000	Y	N	5468 57TH AVE S
006	262404	9103	1/27/05	\$281,200	1040	210	6	1925	3	4576	N	N	5239 S MYRTLE ST
006	524980	4680	10/8/04	\$396,000	1050	0	6	1906	3	5760	N	N	5311 S ALASKA ST
006	110200	0050	4/6/04	\$335,000	1360	0	6	1904	3	9792	N	N	5144 S HOLLY ST
006	123100	0300	10/7/04	\$450,000	1700	0	6	2000	4	4000	Y	N	5235 S PEARL ST
006	372380	0030	12/22/05	\$460,000	1760	390	6	1970	3	8580	Y	N	5206 S MEAD ST
006	524980	4035	2/2/05	\$289,500	770	0	7	1951	3	7200	N	N	5015 S FERDINAND ST
006	415430	5005	11/29/05	\$363,000	860	0	7	1951	3	3500	N	N	5109 S ANGELINE ST
006	262404	9112	8/3/04	\$329,000	930	0	7	1926	3	4268	N	N	5233 S MYRTLE ST
006	883540	0465	3/25/05	\$455,000	930	450	7	1949	3	7200	Y	N	6221 HAMPTON RD S
006	524980	3660	12/23/04	\$350,000	980	400	7	1938	3	7200	N	N	4226 50TH AVE S
006	524980	3800	10/2/06	\$515,000	980	0	7	1927	3	4000	Y	N	5015 S SNOQUALMIE ST
006	524980	4940	7/26/06	\$603,000	980	250	7	1941	3	7200	Y	N	4826 54TH AVE S
006	123100	1115	8/17/05	\$404,000	990	200	7	1917	3	3400	N	N	5205 S MAYFLOWER ST
006	262404	9013	2/27/06	\$413,700	990	200	7	1947	3	4850	N	N	5217 S MYRTLE ST
006	883540	0711	10/27/05	\$515,000	1010	480	7	1955	3	7700	Y	N	6360 SEWARD PARK AVE S
006	110200	0523	3/2/06	\$410,000	1060	250	7	1921	4	5940	Y	N	5404 S HOLLY ST
006	123100	0220	3/28/04	\$545,000	1060	500	7	2001	3	5850	Y	N	5218 S PEARL ST
006	262404	9179	8/19/05	\$449,850	1060	420	7	1954	3	6300	Y	N	5161 S FRONTENAC ST
006	524980	4565	6/22/05	\$470,000	1070	120	7	1939	3	10800	Y	N	4814 52ND AVE S
006	661700	0110	8/9/04	\$415,000	1070	650	7	1951	3	8680	Y	N	5135 55TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	372380	0383	3/24/05	\$410,000	1080	0	7	1919	4	4750	N	N	5433 57TH AVE S
006	524980	3815	2/20/04	\$375,000	1080	0	7	1927	3	4000	Y	N	4603 51ST AVE S
006	123100	0924	11/2/06	\$465,000	1090	740	7	2006	3	3400	N	N	5117 S DAWSON ST
006	352404	9180	4/21/05	\$316,000	1100	600	7	1957	3	4961	N	N	8328 SEWARD PARK AVE S
006	372380	0429	10/18/06	\$550,000	1120	0	7	1927	3	11562	N	N	5442 57TH AVE S
006	110900	0115	5/17/06	\$360,000	1140	0	7	1911	3	4200	N	N	7215 SEWARD PARK AVE S
006	110900	0115	9/26/06	\$395,000	1140	0	7	1911	3	4200	N	N	7215 SEWARD PARK AVE S
006	352404	9090	7/18/06	\$377,000	1140	0	7	1927	3	4400	N	N	5311 S BUDD CT
006	372380	0260	8/4/05	\$686,000	1150	520	7	1951	3	8960	Y	N	5214 57TH AVE S
006	524980	3530	7/18/06	\$480,000	1150	350	7	1938	3	7200	N	N	4108 50TH AVE S
006	786750	0021	6/3/04	\$367,000	1160	600	7	1958	3	6723	N	N	5624 WILSON AVE S
006	524980	3805	10/23/06	\$443,000	1170	380	7	1927	3	4000	Y	N	4607 51ST AVE S
006	262404	9165	9/1/06	\$450,000	1180	400	7	1951	3	11750	N	N	5503 S OTHELLO ST
006	415430	5195	10/19/05	\$525,000	1180	650	7	1942	3	7200	Y	N	4926 52ND AVE S
006	524980	3935	8/29/06	\$505,000	1200	0	7	1929	3	4560	Y	N	4711 51ST AVE S
006	110200	0405	7/27/06	\$400,000	1220	500	7	1949	3	11025	Y	N	5245 S MORGAN ST
006	524980	4980	4/22/05	\$375,000	1230	150	7	1941	3	7200	Y	N	4821 55TH AVE S
006	123100	1200	11/21/05	\$365,000	1240	540	7	1968	3	4000	N	N	5232 S BRANDON ST
006	352404	9077	8/18/04	\$340,000	1240	320	7	1925	3	4400	N	N	7954 SEWARD PARK AVE S
006	352404	9077	6/2/05	\$414,450	1240	320	7	1925	3	4400	N	N	7954 SEWARD PARK AVE S
006	524980	4011	6/23/04	\$450,000	1240	840	7	1950	4	6000	Y	N	4933 51ST AVE S
006	321420	0010	9/12/06	\$520,000	1250	900	7	1948	3	4992	N	N	7206 SEWARD PARK AVE S
006	123100	0530	7/23/04	\$313,000	1260	0	7	1961	3	4000	N	N	5117 S FARRAR ST
006	352404	9159	8/18/06	\$514,000	1260	700	7	1978	4	7695	Y	N	7935 SEWARD PARK AVE S
006	372380	0294	4/18/05	\$465,000	1260	1000	7	1971	3	7191	N	N	5536 S BRANDON ST
006	110200	0618	1/7/05	\$440,000	1280	0	7	1925	3	5610	Y	N	6547 SEWARD PARK AVE S
006	415430	4869	11/15/06	\$499,000	1280	0	7	1918	4	3600	Y	N	5014 S SNOQUALMIE ST
006	110200	0920	3/12/04	\$362,500	1340	200	7	1928	3	2800	Y	N	5511 S HOLLY ST
006	524980	4825	5/19/05	\$485,000	1340	0	7	1923	3	7200	N	N	4714 54TH AVE S
006	524980	3760	9/28/06	\$330,000	1390	0	7	1913	3	7200	N	N	4626 50TH AVE S
006	333600	2085	7/21/04	\$313,500	1400	220	7	1954	3	7150	Y	N	8434 55TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	352404	9092	4/18/05	\$423,000	1410	200	7	1927	3	4400	N	N	5401 S BUDD CT
006	262404	9113	1/22/04	\$350,000	1440	600	7	1957	3	6000	N	N	5209 S ORCHARD TER
006	262404	9113	3/21/05	\$399,000	1440	600	7	1957	3	6000	N	N	5209 S ORCHARD TER
006	069100	0085	12/8/05	\$499,500	1500	400	7	1939	4	4500	N	N	5228 S MYRTLE ST
006	415430	5000	2/28/05	\$426,500	1500	250	7	1960	3	6000	Y	N	4933 52ND AVE S
006	983020	0355	5/12/06	\$515,000	1500	0	7	1942	3	9200	N	N	6825 SEWARD PARK AVE S
006	262404	9186	6/22/04	\$395,000	1510	600	7	1959	3	6450	N	N	5223 S OTHELLO ST
006	214730	0025	4/21/04	\$392,000	1540	250	7	1941	3	6200	N	N	5720 S ORCAS ST
006	524980	4185	11/16/06	\$479,000	1570	0	7	1949	3	7200	Y	N	4615 52ND AVE S
006	895290	0195	11/23/05	\$385,000	1570	0	7	1954	3	9375	N	N	5103 S RAYMOND ST
006	883540	0475	8/26/04	\$400,000	1600	0	7	1949	3	6900	Y	N	6233 HAMPTON RD S
006	123100	0490	11/22/05	\$358,450	1620	0	7	1988	3	3000	N	N	5110 S FARRAR ST
006	883540	0700	11/7/05	\$389,000	1630	0	7	1951	3	7500	Y	N	5718 S EDDY ST
006	110200	1213	12/6/05	\$515,000	1690	750	7	1956	4	6480	N	N	6425 HAMPTON RD S
006	321420	0005	5/20/04	\$330,000	1730	0	7	1948	3	6130	N	N	7202 SEWARD PARK AVE S
006	941290	0046	11/30/04	\$449,850	1740	280	7	1910	5	6000	N	N	7315 SEWARD PARK AVE S
006	069100	0010	4/1/04	\$344,500	1790	500	7	1926	3	5000	N	N	6935 55TH AVE S
006	262404	9096	3/21/05	\$613,000	1840	400	7	1926	4	6120	N	N	5233 S ORCHARD TER
006	110200	1035	8/10/04	\$427,800	1880	250	7	1924	3	4635	Y	N	6552 SEWARD PARK AVE S
006	110200	0356	8/18/05	\$533,500	2090	0	7	1958	3	7350	Y	N	5233 S MORGAN ST
006	110200	1130	9/16/05	\$848,000	2100	0	7	1902	4	11025	Y	N	6514 SEWARD PARK AVE S
006	110200	0194	6/29/04	\$563,500	2240	0	7	1913	3	8322	N	N	5157 S GRAHAM ST
006	689630	0170	7/14/05	\$950,000	2520	0	7	1918	4	7440	Y	N	8624 ISLAND DR S
006	110200	0119	7/20/05	\$609,950	2720	960	7	1963	4	7680	N	N	6523 52ND AVE S
006	123100	0415	8/5/05	\$600,000	2870	0	7	2000	3	3000	N	N	5117 S PEARL ST
006	123100	0726	10/4/06	\$432,500	860	0	8	1948	3	4900	N	N	5200 S DAWSON ST
006	689630	0300	6/12/06	\$625,500	980	520	8	1930	3	6930	N	N	8665 ISLAND DR S
006	110200	0718	5/6/04	\$470,000	1030	300	8	1954	3	8925	Y	N	6901 56TH AVE S
006	372380	0243	10/14/04	\$395,000	1060	400	8	1941	3	5252	Y	N	5209 56TH AVE S
006	372380	0396	11/20/06	\$501,000	1060	0	8	1929	3	6448	N	N	5523 56TH AVE S
006	372380	0396	7/21/06	\$515,000	1060	0	8	1929	3	6448	N	N	5523 56TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	372380	0215	4/28/05	\$409,000	1100	0	8	1940	3	5780	N	N	5059 57TH AVE S
006	372380	0245	2/9/04	\$377,000	1130	0	8	1942	3	4848	Y	N	5219 56TH AVE S
006	883540	0765	9/26/05	\$549,000	1140	500	8	1951	3	6960	Y	N	6335 57TH AVE S
006	262404	9194	5/30/06	\$514,000	1180	900	8	1960	3	5445	Y	N	6930 SEWARD PARK AVE S
006	372380	0390	3/14/06	\$532,000	1200	0	8	1929	3	3528	Y	N	5520 56TH AVE S
006	883590	0130	9/28/04	\$452,500	1210	750	8	1951	3	8120	N	N	5501 S ORCAS ST
006	883590	0130	4/27/06	\$550,000	1210	750	8	1951	3	8120	N	N	5501 S ORCAS ST
006	232404	9013	3/23/05	\$410,850	1220	620	8	1958	3	7370	Y	N	6212 51ST AVE S
006	372380	0247	1/6/06	\$520,850	1230	480	8	1940	4	5790	Y	N	5209 57TH AVE S
006	372380	0247	12/21/04	\$562,500	1230	480	8	1940	4	5790	Y	N	5209 57TH AVE S
006	883540	0170	4/4/06	\$590,000	1240	490	8	1954	3	11297	Y	N	5742 S HAWTHORN RD
006	372380	0152	1/4/05	\$409,500	1250	560	8	1958	3	6050	N	N	5418 S LUCILE ST
006	372380	0417	12/30/05	\$550,000	1270	540	8	1950	3	6540	N	N	5544 S ORCAS ST
006	524980	4476	10/3/05	\$575,000	1270	500	8	1953	3	6000	Y	N	4708 52ND AVE S
006	883540	0125	12/14/05	\$500,000	1270	680	8	1952	3	8195	N	N	5905 SEWARD PARK AVE S
006	232404	9022	12/28/05	\$440,000	1300	750	8	1963	3	7818	Y	N	6214 51ST PL S
006	524980	3725	6/28/04	\$410,000	1300	300	8	1944	3	7200	Y	N	4201 51ST AVE S
006	983020	0255	2/11/04	\$388,000	1310	190	8	1933	3	4920	Y	N	5226 S BRIGHTON ST
006	524980	4345	6/9/04	\$562,500	1320	500	8	1948	3	6000	Y	N	4108 51ST AVE S
006	689630	0375	6/20/05	\$389,000	1320	700	8	1942	4	7000	N	N	8631 ISLAND DR S
006	661700	0006	5/12/05	\$604,000	1330	1330	8	1958	3	9176	Y	N	5018 54TH AVE S
006	558320	0917	1/25/05	\$415,000	1340	360	8	2002	3	1856	N	N	5009 S HUDSON ST
006	883540	0505	1/10/05	\$554,950	1360	400	8	1950	3	7320	Y	N	6324 HAMPTON RD S
006	883540	0805	8/10/05	\$489,950	1370	750	8	1954	3	8520	Y	N	5518 S MORGAN ST
006	895290	0270	1/26/04	\$350,000	1370	0	8	1955	3	8750	N	N	5122 S RAYMOND ST
006	883540	0300	3/1/05	\$425,000	1440	210	8	1953	3	7860	Y	N	5741 S UPLAND RD
006	883540	1080	9/9/04	\$445,000	1450	610	8	1986	3	6042	Y	N	5939 WILSON AVE S
006	110200	0301	3/15/04	\$565,000	1470	1090	8	1958	3	8100	Y	N	6345 WILSON AVE S
006	110200	0301	4/11/06	\$749,950	1470	1090	8	1958	3	8100	Y	N	6345 WILSON AVE S
006	110900	0110	2/21/06	\$456,850	1470	0	8	1929	3	4200	N	N	7211 SEWARD PARK AVE S
006	262404	9025	6/22/05	\$474,000	1470	1430	8	1977	3	11180	Y	N	7331 BOWLYN PL S

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	661600	0031	10/7/04	\$625,000	1470	750	8	1951	4	5650	Y	N	5418 S BRANDON ST
006	883540	0790	3/29/05	\$519,850	1470	750	8	1953	3	9100	Y	N	5540 S MORGAN ST
006	883540	1075	6/8/04	\$409,850	1470	900	8	1958	3	6270	Y	N	5929 WILSON AVE S
006	262404	9180	5/11/05	\$476,000	1480	1480	8	1962	3	7440	Y	N	6802 SEWARD PARK AVE S
006	262404	9180	8/8/06	\$545,500	1480	1480	8	1962	3	7440	Y	N	6802 SEWARD PARK AVE S
006	372380	0399	10/25/05	\$575,000	1480	190	8	1929	3	7688	N	N	5535 56TH AVE S
006	883540	1030	8/17/04	\$449,950	1480	700	8	1954	3	8220	Y	N	6029 OAKHURST RD S
006	883540	1030	10/23/06	\$634,000	1480	700	8	1954	3	8220	Y	N	6029 OAKHURST RD S
006	352404	9020	6/1/06	\$1,090,000	1510	0	8	1914	3	21900	Y	N	8316 54TH AVE S
006	883540	1265	4/23/04	\$540,000	1530	950	8	1962	3	11820	Y	N	6222 CHATHAM DR S
006	352404	9142	9/24/04	\$371,800	1550	520	8	1955	4	8480	N	N	7915 SEWARD PARK AVE S
006	352404	9142	6/2/05	\$420,000	1550	520	8	1955	4	8480	N	N	7915 SEWARD PARK AVE S
006	883590	0153	6/28/04	\$650,000	1550	990	8	1953	3	7980	Y	N	5533 S ORCAS ST
006	372380	0236	7/26/04	\$680,000	1560	1010	8	1949	3	18080	Y	N	5519 S DAWSON ST
006	883540	1300	9/28/06	\$625,000	1580	600	8	1955	3	7992	Y	N	6303 WILSON AVE S
006	372380	0431	3/31/04	\$334,000	1590	250	8	1940	3	6290	Y	N	5464 57TH AVE S
006	372380	0461	7/19/04	\$400,000	1600	1120	8	1954	3	4814	Y	N	5406 57TH AVE S
006	352404	9143	12/19/05	\$392,000	1610	1000	8	1954	3	8480	N	N	7911 SEWARD PARK AVE S
006	524980	4295	7/14/04	\$625,000	1670	0	8	1930	4	3120	Y	N	5107 S ADAMS ST
006	372380	0351	8/22/06	\$579,950	1690	700	8	1929	3	4674	Y	N	5420 SEWARD PARK AVE S
006	661650	0006	8/25/05	\$775,000	1710	0	8	1952	3	12700	Y	N	5011 LAKE WASHINGTON BLVD S
006	883540	0370	9/1/06	\$646,250	1720	0	8	1950	3	7500	Y	N	6069 SEWARD PARK AVE S
006	372380	0141	6/26/06	\$670,000	1730	1220	8	1940	3	10600	Y	N	5275 S BRANDON ST
006	110200	1277	7/7/06	\$525,000	1740	0	8	1955	3	14006	Y	N	5752 S OAKLAWN PL
006	352404	9079	1/7/04	\$501,200	1750	1000	8	1929	5	5170	N	N	7963 SEWARD PARK AVE S
006	123100	0607	9/16/05	\$520,000	1760	0	8	1995	3	3519	N	N	5201 S FARRAR ST
006	661650	0065	6/12/04	\$400,000	1760	0	8	1955	3	13038	N	N	5010 57TH AVE S
006	883540	0080	8/24/05	\$1,102,000	1770	1000	8	1947	4	15300	Y	N	6030 LAKE SHORE DR S
006	372380	0409	10/20/06	\$477,150	1780	180	8	1929	3	5700	N	N	5535 SEWARD PARK AVE S
006	415430	5065	12/8/04	\$425,000	1780	490	8	1988	3	6000	N	N	4828 51ST AVE S
006	372380	0315	3/31/04	\$738,000	1800	780	8	2004	3	4582	Y	N	5247 57TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	524980	4750	4/7/04	\$591,000	1800	0	8	1926	4	5760	N	N	4729 54TH AVE S
006	524980	4750	6/22/06	\$699,000	1800	0	8	1926	4	5760	N	N	4729 54TH AVE S
006	110200	1216	4/18/06	\$479,000	1810	0	8	1956	3	6480	N	N	6426 HAMPTON RD S
006	983020	0335	7/3/06	\$653,150	1810	800	8	1990	3	6500	Y	N	6811 SEWARD PARK AVE S
006	372380	0251	3/1/04	\$662,500	1850	0	8	1938	3	12495	Y	N	5201 LAKE WASHINGTON BLVD S
006	883540	0255	5/13/05	\$714,000	1850	1750	8	1951	3	12780	Y	N	6075 SEWARD PARK AVE S
006	110200	0068	3/19/04	\$365,600	1870	500	8	1951	3	12874	N	N	5160 S HOLLY ST
006	110200	1276	4/28/05	\$599,500	1890	0	8	1956	3	10800	N	N	5753 S OAKLAWN PL
006	895290	0275	4/7/05	\$420,000	1930	300	8	1955	3	8750	N	N	5116 S RAYMOND ST
006	883540	0135	5/15/06	\$700,000	1990	0	8	1927	3	6650	N	N	5921 SEWARD PARK AVE S
006	883540	0815	7/21/06	\$830,000	2030	600	8	1948	3	7620	Y	N	6316 WILSON AVE S
006	415430	5535	3/12/04	\$648,000	2080	500	8	1922	5	5940	Y	N	5308 S ALASKA ST
006	110200	0620	12/9/05	\$795,000	2150	0	8	1954	3	15000	Y	Y	7014 55TH AVE S
006	372380	0313	5/13/04	\$700,000	2180	0	8	1902	3	19425	Y	N	5241 LAKE WASHINGTON BLVD S
006	883590	0086	9/27/06	\$775,000	2330	1050	8	1959	3	16133	Y	N	5803 SEWARD PARK AVE S
006	415430	4960	9/19/05	\$712,000	2340	0	8	1999	3	3600	Y	N	4919 52ND AVE S
006	689630	0080	5/7/05	\$1,175,000	2370	500	8	1992	3	11925	Y	N	8438 ISLAND DR S
006	110200	0638	3/14/05	\$760,000	2400	200	8	1963	3	13209	Y	N	6925 56TH AVE S
006	110200	1135	4/17/06	\$1,150,000	2440	1080	8	1999	3	10472	Y	N	6500 SEWARD PARK AVE S
006	262404	9207	2/24/05	\$765,000	2460	0	8	1910	3	14880	Y	N	7023 SEWARD PARK AVE S
006	352404	9144	5/19/06	\$1,255,000	2680	0	8	1958	4	8400	Y	N	7936 A SEWARD PARK AVE S
006	110200	1060	8/10/05	\$724,000	3170	800	8	1988	3	8556	Y	N	5512 S HOLLY ST
006	883540	1285	1/21/05	\$615,000	1240	1050	9	1989	4	7314	Y	N	6229 WILSON AVE S
006	352404	9174	5/30/06	\$478,000	1460	470	9	1991	3	5200	Y	N	8324 54TH AVE S
006	883540	0530	9/2/05	\$599,000	1550	550	9	1948	3	9900	Y	N	6226 HAMPTON RD S
006	883540	0174	2/23/06	\$630,000	1570	640	9	1955	3	8750	Y	N	5734 S HAWTHORN RD
006	110200	0860	7/15/05	\$1,675,000	1730	1730	9	1954	4	13233	Y	Y	6747 57TH AVE S
006	110200	0860	7/19/04	\$1,450,000	1730	1730	9	1954	4	13233	Y	Y	6747 57TH AVE S
006	883540	0410	1/8/04	\$572,000	1760	1000	9	1948	5	9375	Y	N	6036 SEWARD PARK AVE S
006	895290	0060	9/20/05	\$870,000	1780	800	9	1958	3	14848	Y	N	6245 CHATHAM DR S
006	232404	9033	7/6/05	\$570,000	1800	740	9	1960	3	7110	Y	N	6202 51ST AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	415430	5520	8/25/06	\$803,400	1800	600	9	1951	3	3315	Y	N	4653 LAKE WASHINGTON BLVD S
006	415430	5520	12/6/04	\$875,000	1800	600	9	1951	3	3315	Y	N	4653 LAKE WASHINGTON BLVD S
006	883540	0875	6/27/05	\$650,000	1830	430	9	1950	3	12000	Y	N	5505 S UPLAND RD
006	262404	9051	12/14/05	\$531,000	1890	300	9	1957	3	8720	Y	N	6816 SEWARD PARK AVE S
006	232404	9020	8/3/04	\$480,000	1980	0	9	1926	3	7558	Y	N	6212 51ST PL S
006	895290	0200	6/22/05	\$407,000	2020	0	9	1952	3	10766	Y	N	6024 51ST AVE S
006	214730	0010	6/22/05	\$699,000	2070	1000	9	1983	3	3700	Y	N	5469 LAKE WASHINGTON BLVD S
006	214730	0010	11/29/05	\$880,000	2070	1000	9	1983	3	3700	Y	N	5469 LAKE WASHINGTON BLVD S
006	883590	0085	2/28/05	\$865,000	2080	780	9	1953	4	15336	Y	N	5801 SEWARD PARK AVE S
006	883590	0085	3/10/06	\$1,006,000	2080	780	9	1953	4	15336	Y	N	5801 SEWARD PARK AVE S
006	895290	0035	7/19/04	\$927,000	2130	1000	9	1954	3	33240	Y	N	6044 UPLAND TER S
006	524980	4115	8/2/06	\$950,000	2220	420	9	1997	3	7200	Y	N	4709 52ND AVE S
006	352404	9176	8/13/04	\$489,000	2300	760	9	1991	3	5786	Y	N	8320 54TH AVE S
006	333600	1830	10/7/04	\$500,000	2380	0	9	1928	3	5510	Y	N	8409 55TH AVE S
006	883540	1050	8/18/06	\$970,000	2380	600	9	1966	3	11303	Y	N	5901 WILSON AVE S
006	110200	1280	5/16/04	\$829,000	2630	1200	9	1955	3	12636	Y	N	5763 S OAKLAWN PL
006	524980	4780	11/7/06	\$1,100,000	2900	990	9	2002	3	5760	N	N	4715 54TH AVE S
006	372380	0249	1/24/06	\$900,000	2910	700	9	2005	3	5305	Y	N	5201 57TH AVE S
006	372380	0432	6/4/04	\$639,900	2970	0	9	2004	3	6142	N	N	5462 57TH AVE S
006	372380	0438	5/13/04	\$664,090	2970	0	9	2004	3	7368	N	N	5458 57TH AVE S
006	110200	0243	4/8/04	\$885,000	3060	470	9	2004	3	7650	Y	N	6323 BLAIR TER S
006	110200	0244	7/2/04	\$842,000	3060	470	9	2004	3	7709	Y	N	6329 BLAIR TER S
006	895290	0138	4/6/05	\$893,000	3100	870	9	2005	3	10584	Y	N	6018 51ST PL S
006	069100	0015	1/18/06	\$885,000	3110	1000	9	2005	3	5000	Y	N	6939 55TH AVE SW
006	895290	0140	5/5/05	\$917,000	3200	670	9	2005	3	9643	Y	N	6022 51ST PL S
006	883540	0140	11/7/06	\$955,625	3730	0	9	2005	3	7113	N	N	5929 SEWARD PARK AVE S
006	415430	5600	6/12/06	\$1,100,000	1990	860	10	2002	3	10800	Y	N	4926 54TH AVE S
006	895290	0055	7/7/06	\$1,440,000	2260	2200	10	1955	3	27489	Y	N	6090 UPLAND TER S
006	110200	0830	3/15/05	\$997,200	2510	1000	10	2005	3	12288	N	N	6734 56TH AVE S
006	110200	0241	9/24/04	\$1,056,761	2860	1040	10	2004	3	7206	Y	N	5253 S GRAHAM ST
006	524980	4830	8/1/06	\$1,190,000	2930	1400	10	2005	3	7200	N	N	4720 54TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	110200	0240	7/1/04	\$996,983	3060	1070	10	2004	3	7207	Y	N	6315 BLAIR TER S
006	110200	0242	1/13/05	\$940,000	3060	970	10	2004	3	7206	Y	N	6309 BLAIR TER S
006	941240	0184	4/21/05	\$885,000	3150	0	10	2005	3	11742	N	N	7730 SEWARD PARK AVE S
006	941240	0188	6/6/05	\$993,000	3380	0	10	2005	3	11951	N	N	7738 SEWARD PARK AVE S
006	262404	9114	12/16/04	\$1,495,000	3660	680	10	1926	3	24798	Y	N	7100 55TH AVE S
006	895290	0040	1/12/04	\$975,000	2690	1290	11	1959	4	28518	Y	N	6052 UPLAND TER S
006	895290	0165	12/3/04	\$1,390,000	2720	1920	11	1999	3	25019	Y	N	5176 S SPENCER ST
006	524980	4890	8/23/06	\$1,495,000	2995	840	11	2000	3	7200	Y	N	4721 LAKE WASHINGTON BLVD S
011	333200	0420	3/5/04	\$135,000	520	0	5	1951	3	6180	N	N	4728 S MEAD ST
011	170490	0470	4/24/06	\$279,000	610	0	5	1921	3	8024	N	N	4454 S BRANDON ST
011	558320	0675	12/20/04	\$165,000	620	0	5	1914	3	4551	N	N	5130 48TH AVE S
011	333200	0175	9/6/06	\$225,000	740	0	5	1905	4	3399	N	N	4624 S ORCAS ST
011	333050	0905	11/7/06	\$330,000	810	0	5	1906	3	6180	N	N	4525 S FINDLAY ST
011	811310	0930	4/7/04	\$149,400	840	0	5	1926	3	8806	N	N	5989 46TH AVE S
011	110900	0460	6/27/06	\$244,000	910	0	5	1909	4	3405	N	N	5108 S ORCHARD ST
011	333050	1000	5/12/05	\$160,000	930	0	5	1917	3	6180	N	N	4524 S ORCAS ST
011	333050	0140	7/21/04	\$251,200	1220	0	5	1907	3	3090	N	N	4524 S LUCILE ST
011	333050	0140	5/8/06	\$335,000	1220	0	5	1907	3	3090	N	N	4524 S LUCILE ST
011	262404	9157	3/15/05	\$160,000	1230	0	5	1904	3	8294	N	N	5108 S MYRTLE ST
011	333200	0626	6/23/06	\$250,000	480	620	6	1919	3	4000	N	N	4617 S MEAD ST
011	558320	0715	6/6/06	\$308,000	570	0	6	1989	3	3000	Y	N	5056 49TH AVE S
011	314560	0250	7/7/05	\$244,000	670	0	6	1948	4	3101	N	N	4704 S BENNETT ST
011	333150	0621	6/25/04	\$225,000	670	0	6	1919	3	4120	N	N	4720 S FINDLAY ST
011	524980	2424	6/6/06	\$307,500	670	0	6	2002	3	6000	N	N	4622 46TH AVE S
011	524980	2430	5/16/06	\$375,000	670	0	6	1949	3	6000	N	N	4628 46TH AVE S
011	110900	0360	8/5/04	\$297,000	680	400	6	1916	3	4560	N	N	5151 S MYRTLE ST
011	415430	2305	5/17/05	\$230,000	680	0	6	1925	3	3300	Y	N	4826 46TH AVE S
011	524980	1400	7/17/06	\$371,000	680	0	6	2003	3	4800	N	N	4911 45TH AVE S
011	333050	1775	3/11/05	\$210,950	700	0	6	1921	3	2740	N	N	4520 S JUNEAU ST
011	123100	1090	7/10/06	\$349,950	710	0	6	1909	3	4000	N	N	5112 S BRANDON ST
011	110900	0285	5/11/04	\$181,350	720	0	6	1910	4	4128	N	N	5118 S GARDEN ST

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	524980	2385	2/1/05	\$272,000	720	120	6	1925	4	4000	N	N	4605 S SNOQUALMIE ST
011	170390	0320	5/23/05	\$299,000	760	0	6	1956	2	3000	N	N	4710 S BRANDON ST
011	558320	0005	4/6/06	\$350,000	760	0	6	1917	3	6000	N	N	5313 51ST AVE S
011	170490	0003	7/27/05	\$285,000	770	0	6	1950	3	4180	N	N	4512 S DAWSON ST
011	170490	0003	7/25/06	\$330,000	770	0	6	1950	3	4180	N	N	4512 S DAWSON ST
011	110500	0398	2/1/06	\$210,000	780	0	6	1940	3	8274	N	N	6539 51ST AVE S
011	170290	1520	8/9/04	\$250,000	790	600	6	1924	3	4400	N	N	3942 S HUDSON ST
011	333050	0920	4/13/04	\$243,000	800	0	6	1925	3	3090	N	N	4519 S FINDLAY ST
011	333050	0920	6/12/06	\$330,000	800	0	6	1925	3	3090	N	N	4519 S FINDLAY ST
011	333050	1540	6/24/04	\$217,250	800	0	6	1914	3	2839	N	N	4541 S ORCAS ST
011	333150	0485	4/15/05	\$279,000	800	0	6	1949	4	5150	N	N	4701 S LUCILE ST
011	333150	0485	5/2/06	\$307,000	800	0	6	1949	4	5150	N	N	4701 S LUCILE ST
011	333150	1065	8/12/05	\$296,000	810	760	6	1908	4	6180	N	N	4607 S FINDLAY ST
011	333050	1640	1/20/04	\$180,000	820	0	6	1910	3	3090	N	N	4514 S MEAD ST
011	110900	0255	11/18/04	\$205,000	830	830	6	1910	3	3840	N	N	5134 S GARDEN ST
011	558320	0395	9/22/04	\$290,000	830	140	6	1909	3	5038	N	N	4816 S MAYFLOWER ST
011	558320	0395	3/20/06	\$347,000	830	140	6	1909	3	5038	N	N	4816 S MAYFLOWER ST
011	392990	0120	8/28/06	\$414,500	840	200	6	1925	3	8350	N	N	4751 39TH AVE S
011	333050	0791	9/13/05	\$290,000	850	0	6	1924	3	4120	N	N	4526 S FINDLAY ST
011	170540	0515	7/20/05	\$288,900	860	0	6	1959	3	3052	N	N	5019 45TH AVE S
011	333200	0650	6/24/05	\$299,000	860	0	6	1939	3	3000	N	N	5806 46TH AVE S
011	811310	1110	8/15/05	\$210,000	860	0	6	1953	3	5528	N	N	5923 47TH AVE S
011	333150	0901	1/10/06	\$319,000	870	0	6	1948	3	4223	N	N	4841 S FINDLAY ST
011	170290	1280	8/23/05	\$389,000	880	0	6	1900	3	3300	N	N	3932 S FERDINAND ST
011	333200	0025	1/6/05	\$291,200	880	0	6	1900	5	5150	N	N	4850 S ORCAS ST
011	333350	0135	10/3/06	\$220,000	880	0	6	1924	3	6180	N	N	5127 S ORCAS ST
011	410960	0135	9/28/06	\$365,000	880	0	6	1907	4	3100	N	N	5105 S MEAD ST
011	333150	0015	10/23/06	\$345,000	890	0	6	1948	3	5150	N	N	5011 S BRANDON ST
011	110500	0015	10/14/05	\$397,500	920	0	6	2003	3	6600	N	N	6321 51ST AVE S
011	110500	0395	9/18/06	\$300,000	920	0	6	1917	3	15340	N	N	6555 51ST AVE S
011	333050	0130	6/22/06	\$345,000	920	680	6	1996	3	6180	N	N	4520 S LUCILE ST

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	110500	0375	9/23/05	\$239,950	930	0	6	1909	5	7500	N	N	4822 S HOLLY ST
011	262404	9189	7/21/05	\$250,000	930	0	6	1915	3	5268	N	N	5111 S FRONTENAC ST
011	333200	0645	9/26/05	\$228,450	930	0	6	1906	3	3000	N	N	4607 S MEAD ST
011	333150	0005	12/28/05	\$330,000	940	0	6	1948	3	4990	N	N	5015 S BRANDON ST
011	524980	1480	5/15/06	\$347,000	940	0	6	1905	3	2820	Y	N	4826 45TH AVE S
011	333050	0076	4/15/04	\$367,000	950	200	6	1926	3	3348	N	N	4447 S BRANDON ST
011	110500	0075	5/13/04	\$271,000	960	870	6	1994	3	6240	N	N	4809 S GRAHAM ST
011	314560	0010	7/7/06	\$226,000	970	100	6	1919	3	5700	N	N	5204 46TH AVE S
011	314560	0010	8/21/06	\$298,000	970	100	6	1919	3	5700	N	N	5204 46TH AVE S
011	333200	0091	5/11/05	\$273,400	970	0	6	1929	3	4120	N	N	4810 S ORCAS ST
011	333200	0091	2/16/06	\$339,600	970	0	6	1929	3	4120	N	N	4810 S ORCAS ST
011	333200	0135	6/6/05	\$275,000	970	0	6	1908	3	5665	N	N	4716 S ORCAS ST
011	110900	0085	10/13/05	\$259,850	980	0	6	1921	3	5776	N	N	7210 S ORCHARD ST
011	415430	4210	3/17/05	\$290,000	980	0	6	1903	3	5400	N	N	4507 50TH AVE S
011	110200	0015	11/1/06	\$319,999	1010	300	6	1928	3	9600	N	N	6538 51ST AVE S
011	170490	0540	8/24/06	\$260,000	1030	0	6	1917	3	4702	N	N	5242 45TH AVE S
011	983020	0105	3/4/05	\$305,000	1050	0	6	1945	3	6150	N	N	5136 S BRIGHTON ST
011	110200	0125	10/13/04	\$275,000	1070	0	6	1902	3	9728	N	N	6338 51ST AVE S
011	111200	0125	9/27/04	\$256,000	1090	0	6	1924	3	8750	N	N	5124 S FRONTENAC ST
011	111200	0171	10/6/04	\$352,500	1090	0	6	1913	3	6000	Y	N	6917 52ND AVE S
011	415430	2630	8/26/04	\$275,000	1100	0	6	1905	3	3590	N	N	4622 47TH AVE S
011	415430	2695	8/13/04	\$318,000	1110	0	6	1926	3	3200	N	N	4702 S ALASKA ST
011	410960	0335	6/24/04	\$309,660	1150	0	6	1906	3	6348	N	N	5814 51ST AVE S
011	110900	0175	2/1/05	\$221,950	1160	790	6	1908	4	3757	N	N	5118 S OTHELLO ST
011	110900	0175	7/9/04	\$240,000	1160	790	6	1908	4	3757	N	N	5118 S OTHELLO ST
011	110900	0175	2/10/06	\$317,000	1160	790	6	1908	4	3757	N	N	5118 S OTHELLO ST
011	110900	0260	2/8/05	\$239,900	1160	0	6	1919	3	4032	N	N	5130 S GARDEN ST
011	110500	0250	9/8/05	\$345,395	1170	0	6	1912	3	6750	N	N	4832 S MORGAN ST
011	276020	0085	7/14/06	\$245,000	1200	0	6	1904	3	4498	N	N	6522 48TH AVE S
011	110900	0320	11/13/06	\$285,000	1220	0	6	1910	3	3405	N	N	5117 S MYRTLE ST
011	811360	0115	6/23/04	\$294,750	1220	180	6	1919	3	7390	N	N	4811 S RAYMOND ST

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	811360	0115	4/23/06	\$355,000	1220	180	6	1919	3	7390	N	N	4811 S RAYMOND ST
011	333200	0660	10/10/05	\$267,500	1240	0	6	1913	3	3134	N	N	5812 46TH AVE S
011	110900	0310	3/14/05	\$230,000	1270	0	6	1908	3	3405	N	N	5111 S MYRTLE ST
011	110900	0310	10/10/05	\$375,293	1270	0	6	1908	3	3405	N	N	5111 S MYRTLE ST
011	333150	0715	4/26/04	\$230,000	1270	0	6	1912	3	6180	N	N	4819 S LUCILE ST
011	111200	0046	11/15/05	\$349,950	1280	0	6	1919	3	5000	N	N	5137 S WILLOW ST
011	333350	0125	3/9/05	\$360,000	1280	0	6	1909	3	6180	N	N	5119 S ORCAS ST
011	333150	0926	10/6/05	\$345,000	1290	0	6	1905	3	4635	N	N	4825 S FINDLAY ST
011	333150	0770	6/23/04	\$280,000	1330	0	6	1914	3	6180	N	N	4810 S FINDLAY ST
011	333200	0395	1/21/05	\$270,000	1420	0	6	1903	5	5150	N	N	4716 S MEAD ST
011	333150	0330	11/8/05	\$260,000	1430	160	6	1900	3	4635	N	N	5416 46TH AVE S
011	170290	1150	9/11/06	\$400,000	1460	180	6	1915	3	8030	N	N	3925 S EDMUNDS ST
011	110900	0090	9/20/04	\$410,000	1530	400	6	1924	4	6840	N	N	5151 S ORCHARD ST
011	110500	0585	3/17/05	\$344,000	1650	1300	6	1906	3	8688	N	N	4926 S WILLOW ST
011	170540	0520	6/9/06	\$350,600	720	0	7	1924	3	4069	N	N	5015 45TH AVE S
011	333200	0335	4/18/06	\$324,000	720	700	7	1993	3	3090	N	N	4610 S MEAD ST
011	529720	0194	8/17/04	\$235,000	720	0	7	1950	3	5644	N	N	4725 S PEARL ST
011	170490	0390	5/28/04	\$227,000	730	550	7	1906	3	5324	N	N	5202 42ND AVE S
011	170490	0390	5/24/06	\$283,000	730	550	7	1906	3	5324	N	N	5202 42ND AVE S
011	110500	0275	2/7/05	\$315,000	750	750	7	2004	3	6398	N	N	4840 S MORGAN ST
011	333150	0805	5/10/06	\$340,000	750	0	7	1949	3	4635	N	N	4830 S FINDLAY ST
011	558320	0794	11/26/04	\$362,000	760	0	7	1948	3	5400	N	N	5014 49TH AVE S
011	558320	0200	4/20/05	\$265,000	790	330	7	1948	3	6000	N	N	4821 S MAYFLOWER ST
011	558320	0200	7/22/05	\$335,000	790	330	7	1948	3	6000	N	N	4821 S MAYFLOWER ST
011	983020	0515	7/14/06	\$349,950	790	0	7	1947	3	5580	N	N	5106 S WILLOW ST
011	110500	0588	7/14/05	\$258,000	800	600	7	1953	3	3538	N	N	6903 51ST AVE S
011	524980	3165	9/12/05	\$410,000	800	0	7	1919	3	7200	Y	N	4933 50TH AVE S
011	529720	0059	3/2/06	\$335,000	800	480	7	1948	3	5914	N	N	4714 S DAWSON ST
011	170540	0410	3/8/04	\$250,000	820	0	7	1927	5	4165	N	N	4451 S HUDSON ST
011	170540	0410	8/16/06	\$389,000	820	0	7	1927	5	4165	N	N	4451 S HUDSON ST
011	333200	0075	11/22/04	\$276,500	820	820	7	1950	3	6180	N	N	4818 S ORCAS ST

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	333500	0025	11/19/06	\$405,000	820	0	7	2005	3	6300	N	N	5014 46TH AVE S
011	558320	0720	4/9/04	\$245,300	820	0	7	1926	4	5000	Y	N	5054 49TH AVE S
011	558320	0525	12/16/05	\$308,000	830	0	7	1948	3	6360	Y	N	5027 49TH AVE S
011	558320	0060	8/16/06	\$360,000	840	0	7	1956	4	4500	N	N	5215 51ST AVE S
011	170490	0448	2/14/05	\$282,450	850	0	7	1948	3	5986	N	N	4436 S BRANDON ST
011	524980	1660	3/17/04	\$315,000	850	120	7	1952	3	4800	N	N	4701 46TH AVE S
011	170540	0670	8/3/05	\$357,000	860	800	7	2004	3	6849	N	N	5018 45TH AVE S
011	411210	0015	3/26/04	\$275,000	860	0	7	1948	3	5000	N	N	5109 S FINDLAY ST
011	415430	2090	3/20/06	\$470,000	860	500	7	1948	4	7200	N	N	4708 46TH AVE S
011	524980	2535	6/9/05	\$414,500	860	400	7	1948	3	7200	N	N	4903 48TH AVE S
011	170390	0315	12/21/04	\$280,000	870	400	7	1948	3	5000	N	N	4712 S BRANDON ST
011	786600	0005	7/14/04	\$250,800	870	870	7	1953	3	5000	N	N	4714 S GRAHAM ST
011	170540	0730	3/11/05	\$316,000	880	0	7	1912	3	4281	N	N	5011 46TH AVE S
011	524980	1475	9/9/05	\$295,000	880	300	7	1984	3	7200	N	N	4820 45TH AVE S
011	110900	0035	9/6/05	\$265,000	900	0	7	1952	3	3731	N	N	5115 S GARDEN ST
011	170490	0161	9/8/05	\$320,000	900	610	7	1946	3	5127	N	N	5044 44TH AVE S
011	170490	0580	8/16/06	\$330,000	900	0	7	1950	3	4279	N	N	5329 46TH AVE S
011	524980	3190	2/28/06	\$438,000	900	350	7	1948	3	7200	N	N	4903 50TH AVE S
011	170490	0491	6/6/05	\$300,000	910	410	7	1948	3	6411	N	N	4363 S BENNETT ST
011	110500	0085	8/2/06	\$350,000	920	210	7	1959	3	5010	N	N	4709 S GRAHAM ST
011	333200	0705	4/27/06	\$255,000	920	0	7	1954	3	5094	N	N	4702 S JUNEAU ST
011	170540	0660	4/6/05	\$305,000	940	0	7	1913	3	4566	N	N	5014 45TH AVE S
011	333500	0045	1/23/04	\$270,000	940	480	7	1994	3	3150	N	N	5022 46TH AVE S
011	333500	0045	6/15/06	\$375,000	940	480	7	1994	3	3150	N	N	5022 46TH AVE S
011	811310	1232	9/20/04	\$260,000	940	240	7	1957	3	9261	N	N	5918 47TH AVE S
011	811310	1385	3/2/04	\$260,000	940	480	7	1997	3	5000	N	N	6127 47TH AVE S
011	811310	1385	3/6/06	\$330,000	940	480	7	1997	3	5000	N	N	6127 47TH AVE S
011	333200	0200	4/19/06	\$267,000	950	0	7	1951	3	6180	N	N	4606 S ORCAS ST
011	333500	0050	10/10/05	\$340,000	950	660	7	1996	3	4104	N	N	4612 S PEARL ST
011	170540	0010	4/27/04	\$372,000	960	540	7	1908	3	3849	Y	N	5000 42ND AVE S
011	170540	0010	7/6/06	\$441,500	960	540	7	1908	3	3849	Y	N	5000 42ND AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	415430	1321	4/2/04	\$330,000	960	180	7	1959	3	10080	N	N	4409 S ANGELINE ST
011	415430	4270	2/11/04	\$325,000	960	0	7	1947	3	7200	N	N	4908 S SNOQUALMIE ST
011	524980	1295	3/17/06	\$445,000	970	0	7	1953	3	6008	N	N	4705 45TH AVE S
011	895290	0285	6/7/04	\$315,500	980	600	7	1952	4	5740	N	N	5102 S RAYMOND ST
011	983020	0505	1/25/05	\$215,000	980	0	7	1947	3	6200	N	N	5116 S WILLOW ST
011	270310	0015	7/1/04	\$333,000	990	0	7	1914	3	6100	N	N	5038 43RD AVE S
011	333150	0465	2/14/06	\$293,000	990	0	7	1950	3	6180	N	N	4715 S LUCILE ST
011	111200	0035	7/27/05	\$287,450	1000	0	7	1953	3	5375	N	N	5143 S WILLOW ST
011	170540	0720	9/25/06	\$425,000	1000	620	7	1909	4	4281	N	N	5017 46TH AVE S
011	333200	0680	7/7/04	\$245,000	1000	0	7	1966	3	6209	N	N	4614 S JUNEAU ST
011	415430	4395	8/2/04	\$335,000	1000	0	7	1944	3	7200	N	N	4418 49TH AVE S
011	524980	2525	5/24/05	\$470,000	1000	400	7	1948	3	7200	N	N	4915 48TH AVE S
011	811360	0331	7/12/04	\$250,000	1000	500	7	1963	3	5450	N	N	6112 48TH AVE S
011	333400	0065	8/3/05	\$340,000	1010	0	7	2003	3	6835	N	N	4709 S HUDSON ST
011	786600	0040	12/27/05	\$304,000	1010	930	7	1979	3	6344	Y	N	6203 48TH AVE S
011	811310	0932	8/17/04	\$223,000	1010	0	7	1960	3	7590	N	N	5998 RAINIER AVE S
011	558320	0135	9/21/05	\$369,000	1020	0	7	1926	4	4500	N	N	5304 50TH AVE S
011	170540	0571	2/12/04	\$296,700	1030	320	7	1942	3	4100	N	N	4509 S HUDSON ST
011	410960	0035	4/28/04	\$292,000	1030	580	7	1956	3	5150	N	N	5116 S MEAD ST
011	176660	0020	8/12/04	\$275,000	1040	0	7	1951	3	5551	N	N	4847 S JUNEAU ST
011	415430	2336	5/19/05	\$405,000	1040	350	7	1963	3	6000	N	N	4823 47TH AVE S
011	415430	3945	9/7/06	\$569,950	1040	230	7	1942	3	7200	Y	N	4820 49TH AVE S
011	524980	2465	1/31/05	\$390,000	1040	1040	7	1956	4	9525	N	N	4605 47TH AVE S
011	811360	0050	5/26/05	\$285,000	1040	0	7	1960	3	6484	N	N	4830 S RAYMOND ST
011	811360	0050	6/7/06	\$331,000	1040	0	7	1960	3	6484	N	N	4830 S RAYMOND ST
011	170540	0350	8/17/06	\$377,500	1050	0	7	1948	3	5518	N	N	5021 BOWEN PL S
011	272404	9109	7/7/04	\$295,000	1050	970	7	1954	3	11348	N	N	4839 S HOLLY ST
011	262404	9126	7/7/04	\$338,000	1060	1230	7	1961	3	8960	N	N	5141 S FRONTENAC ST
011	415430	3970	11/30/04	\$354,000	1060	0	7	1951	3	3600	N	N	4832 49TH AVE S
011	110500	0346	6/14/04	\$240,500	1070	520	7	1962	3	4970	N	N	4819 S MORGAN ST
011	170490	0336	10/17/06	\$353,950	1070	0	7	1961	3	8400	N	N	4315 S DAWSON ST

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	333200	0005	10/31/05	\$287,000	1070	150	7	1948	3	5190	N	N	4858 S ORCAS ST
011	333200	0235	11/10/05	\$289,850	1080	340	7	1907	3	4326	N	N	4721 S ORCAS ST
011	786600	0100	1/13/06	\$400,000	1080	340	7	1995	3	7800	N	N	6224 47TH AVE S
011	176660	0085	3/15/04	\$265,000	1090	0	7	1948	3	5400	N	N	4853 S KENNY ST
011	262404	9011	4/13/06	\$377,000	1090	190	7	1961	3	8280	N	N	5101 S FRONTENAC ST
011	524980	2635	4/6/06	\$475,000	1090	350	7	1947	3	7200	N	N	4815 48TH AVE S
011	564960	0010	7/12/04	\$210,000	1090	0	7	1948	3	7750	N	N	3941 S HUDSON ST
011	410960	0291	8/30/05	\$349,500	1100	350	7	1953	3	4761	N	N	5128 S JUNEAU ST
011	811310	1620	11/30/04	\$291,600	1110	730	7	1980	3	7238	Y	N	4827 S KENNY ST
011	379020	0010	4/21/06	\$343,000	1120	750	7	1980	3	5255	N	N	6330 47TH AVE S
011	415430	2360	4/7/05	\$400,000	1120	290	7	1918	3	8400	N	N	4607 S FERDINAND ST
011	415430	4140	3/28/06	\$412,500	1120	400	7	1951	3	5400	N	N	4619 50TH AVE S
011	529720	0155	4/22/04	\$215,000	1120	0	7	1966	3	5284	N	N	5101 47TH AVE S
011	885778	0150	5/20/04	\$280,000	1120	530	7	1985	3	8392	N	N	5934 47TH AVE S
011	170290	1370	6/21/06	\$539,950	1130	1000	7	1900	3	4950	N	N	3943 S FERDINAND ST
011	170290	1485	10/7/04	\$254,000	1130	0	7	1906	3	6600	N	N	3924 S HUDSON ST
011	524980	1483	3/8/05	\$520,000	1130	1130	7	1957	3	4380	Y	N	4502 S FERDINAND ST
011	558320	0090	6/19/06	\$360,000	1130	0	7	1932	4	6200	N	N	5200 50TH AVE S
011	811360	0256	8/23/06	\$385,000	1130	500	7	1963	3	5400	N	N	4844 S SPENCER ST
011	529720	0129	11/6/06	\$400,000	1140	0	7	1948	3	4368	N	N	5108 46TH AVE S
011	110900	0212	8/2/05	\$319,000	1150	1150	7	1952	4	4224	N	N	5115 S ORCHARD ST
011	110900	0425	4/14/06	\$440,000	1150	0	7	1909	3	6810	N	N	5136 S ORCHARD ST
011	170540	0375	7/18/05	\$385,000	1150	390	7	1910	3	5249	N	N	4411 S HUDSON ST
011	661750	0015	6/23/05	\$424,950	1150	500	7	1957	3	6914	Y	N	4830 S MEAD ST
011	123100	1034	10/8/04	\$250,000	1160	0	7	1909	3	3565	N	N	5115 S MAYFLOWER ST
011	123100	1034	4/20/05	\$310,000	1160	0	7	1909	3	3565	N	N	5115 S MAYFLOWER ST
011	529720	0098	10/25/06	\$470,000	1160	750	7	1989	3	4103	N	N	5117 47TH AVE S
011	786600	0070	8/30/05	\$350,000	1160	340	7	1995	3	6240	N	N	47TH AVE S
011	110500	0381	8/11/04	\$278,000	1170	1170	7	1965	3	6325	N	N	6613 49TH AVE S
011	524980	0280	7/6/04	\$332,500	1170	120	7	1908	3	4800	N	N	4712 42ND AVE S
011	111200	0130	3/18/05	\$300,000	1180	1180	7	1961	3	10000	N	N	5130 S FRONTENAC ST

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	524980	3045	12/1/04	\$413,500	1190	300	7	1940	3	5100	Y	N	4803 S ALASKA ST
011	111200	0145	8/15/05	\$399,000	1200	1200	7	1967	4	5000	N	N	5142 S FRONTENAC ST
011	333200	0250	7/22/05	\$247,500	1200	0	7	1985	3	5150	N	N	4711 S ORCAS ST
011	333200	0651	3/24/04	\$219,950	1200	520	7	1937	3	3000	N	N	5800 46TH AVE S
011	558320	0270	4/24/06	\$420,000	1200	480	7	1960	3	7000	N	N	4820 S BRANDON ST
011	110200	0100	2/22/06	\$380,000	1220	760	7	1965	3	8576	N	N	5115 C S MORGAN ST
011	110900	0440	6/12/06	\$362,500	1220	640	7	1996	3	3405	N	N	5126 S ORCHARD ST
011	811360	0360	9/12/05	\$329,950	1220	1200	7	1965	3	5500	N	N	4819 S SPENCER ST
011	885778	0170	3/13/06	\$347,000	1220	800	7	1986	3	7491	N	N	5944 47TH AVE S
011	885778	0320	6/13/06	\$469,000	1220	760	7	1985	3	5902	Y	N	6019 48TH AVE S
011	415430	3797	4/14/05	\$321,925	1230	400	7	1947	3	5100	Y	N	4809 S FERDINAND ST
011	415430	4325	10/28/05	\$329,950	1230	180	7	1914	3	4800	N	N	4531 50TH AVE S
011	558320	0165	10/21/04	\$425,000	1230	1000	7	1914	3	7200	N	N	5312 50TH AVE S
011	524980	0400	4/14/04	\$405,000	1240	220	7	1916	3	7200	N	N	4803 43RD AVE S
011	811310	1230	1/27/05	\$290,000	1250	380	7	1958	3	9167	N	N	5928 47TH AVE S
011	983020	0470	7/15/05	\$340,000	1260	0	7	1947	3	6200	N	N	5152 S WILLOW ST
011	795030	4485	9/28/04	\$395,000	1260	840	7	2003	3	3600	N	N	4606 41ST AVE S
011	110200	0034	9/16/05	\$323,000	1270	1000	7	1967	3	8320	N	N	5122 A S HOLLY ST
011	170540	0680	8/5/05	\$365,000	1270	400	7	1909	4	3664	N	N	5028 45TH AVE S
011	333050	0810	5/10/04	\$210,500	1270	0	7	1905	3	3090	N	N	4540 S FINDLAY ST
011	333050	0810	3/28/05	\$298,000	1270	0	7	1905	3	3090	N	N	4540 S FINDLAY ST
011	524980	3185	11/6/06	\$489,000	1270	1270	7	1947	4	7200	N	N	4909 50TH AVE S
011	110500	0245	3/15/04	\$294,400	1280	670	7	1982	4	9094	N	N	4830 S MORGAN ST
011	110500	0245	5/19/04	\$325,000	1280	670	7	1982	4	9094	N	N	4830 S MORGAN ST
011	333050	0196	5/8/06	\$307,000	1280	0	7	1971	3	6695	N	N	4558 S LUCILE ST
011	411210	0025	12/20/04	\$295,450	1280	200	7	1948	3	5000	N	N	5113 S FINDLAY ST
011	333050	0180	6/1/06	\$345,000	1290	0	7	2002	3	6180	N	N	4550 S LUCILE ST
011	524980	2499	4/21/06	\$441,800	1290	400	7	1960	3	6000	N	N	4924 47TH AVE S
011	811310	1320	12/30/05	\$365,000	1290	790	7	2000	3	6143	N	N	6021 47TH AVE S
011	661750	0050	10/21/05	\$370,000	1300	300	7	1961	3	5936	N	N	4833 S MEAD ST
011	661750	0050	9/28/06	\$450,000	1300	300	7	1961	3	5936	N	N	4833 S MEAD ST

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	983020	0440	8/20/04	\$300,000	1300	0	7	1947	3	6765	N	N	5153 S BRIGHTON ST
011	176660	0030	11/16/05	\$319,850	1310	0	7	1950	4	5534	N	N	5903 51ST AVE S
011	110500	0055	7/8/04	\$322,300	1320	930	7	1997	3	5021	N	N	4831 S GRAHAM ST
011	314560	0275	8/23/05	\$350,000	1320	990	7	1995	3	4118	N	N	5312 47TH AVE S
011	373180	0065	5/12/06	\$436,500	1320	0	7	1928	3	4113	N	N	5130 S LUCILE ST
011	110200	0156	8/9/04	\$430,000	1330	0	7	1926	4	9600	N	N	5134 S MORGAN ST
011	558320	0315	7/15/04	\$355,000	1330	0	7	1911	3	6000	N	N	4901 S DAWSON ST
011	110500	0340	6/21/04	\$290,000	1340	200	7	1921	3	7200	N	N	4833 S MORGAN ST
011	333050	0825	3/18/05	\$315,000	1340	0	7	1915	3	3090	N	N	4544 S FINDLAY ST
011	524980	1365	6/9/06	\$505,000	1350	240	7	1953	3	7500	N	N	4404 S HUDSON ST
011	524980	1440	6/29/04	\$326,143	1350	310	7	1910	3	7650	N	N	4914 45TH AVE S
011	529720	0165	9/26/05	\$421,000	1360	940	7	1964	3	7714	N	N	4703 S PEARL ST
011	170490	0118	7/19/06	\$552,500	1370	530	7	1948	3	8138	N	N	5032 BOWEN PL S
011	170490	0035	11/14/05	\$381,500	1380	0	7	1926	3	4069	N	N	5030 45TH AVE S
011	333050	1668	8/9/06	\$365,000	1390	0	7	1915	3	3331	N	N	5713 46TH AVE S
011	415430	2680	8/30/04	\$412,000	1390	530	7	1958	4	6900	N	N	4714 S ALASKA ST
011	888140	0010	3/9/05	\$345,000	1390	830	7	1965	3	4968	N	N	4900 S HOLLY ST
011	415430	4200	6/28/05	\$499,950	1400	250	7	1927	3	4800	N	N	4509 50TH AVE S
011	170540	0037	1/26/04	\$305,000	1400	400	7	2003	3	3427	N	N	5014 42ND AVE S
011	524980	0405	5/17/06	\$355,000	1410	0	7	1905	2	7200	N	N	4902 42ND AVE S
011	885778	0050	11/5/04	\$295,000	1410	1130	7	1985	3	6022	N	N	4604 S RAYMOND PL
011	885778	0050	10/28/05	\$350,000	1410	1130	7	1985	3	6022	N	N	4604 S RAYMOND PL
011	526630	0090	5/27/04	\$330,000	1420	140	7	1909	3	4480	N	N	4927 44TH AVE S
011	333200	0410	4/11/06	\$375,000	1430	0	7	1951	3	6180	N	N	4722 S MEAD ST
011	170490	0304	8/11/05	\$308,450	1440	200	7	1905	3	5379	N	N	4401 S DAWSON ST
011	415430	1361	4/21/05	\$297,500	1440	0	7	1957	3	5040	N	N	4801 45TH AVE S
011	333050	0796	9/12/05	\$295,000	1450	0	7	1913	3	4635	N	N	4530 S FINDLAY ST
011	885778	0130	5/19/05	\$316,000	1450	320	7	1985	3	5500	N	N	4627 S RAYMOND PL
011	111200	0140	3/22/04	\$318,237	1460	0	7	1992	3	5000	N	N	5136 S FRONTENAC ST
011	524980	0395	8/18/05	\$365,000	1460	0	7	1907	3	7200	N	N	4809 43RD AVE S
011	811310	1441	9/24/04	\$396,000	1460	440	7	1977	3	8580	N	N	6210 48TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	170490	0585	3/25/04	\$295,000	1470	110	7	1997	4	5200	N	N	5321 46TH AVE S
011	524980	3195	5/14/04	\$483,200	1470	820	7	1942	3	7200	Y	N	4909 S ALASKA ST
011	415430	3775	5/1/06	\$535,000	1480	120	7	1942	4	6300	Y	N	4833 49TH AVE S
011	524980	1175	10/5/05	\$400,000	1480	220	7	1909	3	3220	N	N	4401 S ALASKA ST
011	415430	3735	3/18/04	\$450,000	1500	0	7	2000	3	3600	Y	N	4809 49TH AVE S
011	524980	1719	3/7/05	\$477,500	1500	0	7	1909	4	9360	N	N	4625 46TH AVE S
011	811360	0485	1/23/04	\$369,000	1500	250	7	2004	3	3300	Y	N	4830 S BATEMAN ST
011	811360	0480	6/9/04	\$370,000	1500	250	7	2004	3	3300	N	N	4832 S BATEMAN ST
011	811360	0480	4/26/05	\$392,000	1500	250	7	2004	3	3300	N	N	4832 S BATEMAN ST
011	333250	0015	6/13/05	\$315,000	1520	1040	7	1962	3	6600	N	N	4527 S JUNEAU ST
011	110500	0065	1/13/06	\$345,000	1540	0	7	1965	3	14732	N	N	4813 S GRAHAM ST
011	314560	0130	5/19/04	\$228,000	1550	450	7	1910	3	3829	N	N	4615 S DAWSON ST
011	524980	0275	6/23/04	\$376,000	1560	0	7	1909	3	7200	N	N	4710 42ND AVE S
011	333050	0207	11/14/05	\$337,000	1610	0	7	1993	3	3784	N	N	4566 S LUCILE ST
011	524980	0581	8/24/05	\$371,700	1610	180	7	1936	3	8400	N	N	4314 S FERDINAND ST
011	524980	0581	5/16/06	\$450,000	1610	180	7	1936	3	8400	N	N	4314 S FERDINAND ST
011	558320	0435	6/21/04	\$450,000	1620	250	7	1911	3	6500	N	N	5217 50TH AVE S
011	276020	0035	5/27/04	\$313,000	1630	430	7	2004	3	3380	N	N	6517 48TH AVE S
011	276020	0035	7/14/06	\$420,950	1630	430	7	2004	3	3380	N	N	6517 48TH AVE S
011	170290	1495	10/20/05	\$437,000	1640	0	7	1902	3	5060	N	N	3928 S HUDSON ST
011	170540	0055	8/14/06	\$449,000	1640	0	7	1907	3	6305	Y	N	5024 42ND AVE S
011	110500	0097	1/14/05	\$247,000	1650	0	7	1978	3	7129	N	N	6320 47TH AVE S
011	110500	0338	5/18/06	\$429,000	1650	1150	7	1959	3	17074	N	N	4829 S MORGAN ST
011	170290	0515	7/25/06	\$528,000	1650	800	7	1900	3	5500	N	N	3910 S EDMUNDS ST
011	410960	0225	7/2/04	\$529,000	1660	0	7	1916	3	5000	N	N	5151 S MEAD ST
011	415430	2961	3/19/04	\$451,000	1670	0	7	1906	3	5400	N	N	4710 S OREGON ST
011	333150	1025	1/10/05	\$324,950	1680	0	7	1907	3	5150	N	N	4703 S FINDLAY ST
011	415430	4075	4/17/06	\$550,000	1680	800	7	1919	5	7200	N	N	4616 49TH AVE S
011	333250	0100	3/25/05	\$349,950	1690	110	7	2004	3	3300	N	N	4518 S KENNY ST
011	811310	1175	12/17/04	\$275,000	1690	140	7	1954	3	5587	N	N	4619 S JUNEAU ST
011	811310	1175	10/31/05	\$320,000	1690	140	7	1954	3	5587	N	N	4619 S JUNEAU ST

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	811310	1175	9/29/04	\$320,000	1690	140	7	1954	3	5587	N	N	4619 S JUNEAU ST
011	811310	1175	10/19/06	\$340,000	1690	140	7	1954	3	5587	N	N	4619 S JUNEAU ST
011	333250	0095	5/19/05	\$355,000	1690	110	7	2004	3	3300	N	N	4516 S KENNY ST
011	333250	0105	2/25/05	\$349,950	1690	110	7	2004	3	3300	N	N	4522 S KENNY ST
011	333250	0110	2/25/05	\$340,000	1690	110	7	2004	3	3300	N	N	4524 S KENNY ST
011	333150	0975	5/17/06	\$500,000	1700	360	7	1951	4	6180	N	N	4727 S FINDLAY ST
011	983020	0475	9/24/04	\$390,000	1710	490	7	1947	4	7440	N	N	5146 S WILLOW ST
011	110500	0229	2/28/06	\$361,000	1720	440	7	2002	3	5260	N	N	4811 F S GRAHAM ST
011	110500	0231	1/20/05	\$297,350	1720	440	7	2002	3	5004	N	N	4811 G S GRAHAM ST
011	110900	0173	9/9/04	\$339,950	1720	0	7	2004	3	2511	N	N	5122 S OTHELLO ST
011	110900	0183	12/28/04	\$339,950	1720	0	7	2004	3	3757	N	N	5114 S OTHELLO ST
011	524980	1635	11/15/05	\$440,000	1740	0	7	1907	3	7200	N	N	4733 46TH AVE S
011	170290	1305	11/3/05	\$500,000	1780	0	7	1915	3	4950	N	N	3948 S FERDINAND ST
011	333150	0540	1/24/05	\$328,300	1800	0	7	1916	3	6180	N	N	5518 46TH AVE S
011	170490	0305	4/3/04	\$320,000	1800	590	7	2003	3	5038	N	N	4405 S DAWSON ST
011	811310	1420	8/21/06	\$465,000	1820	0	7	1923	3	11220	Y	N	6218 48TH AVE S
011	110900	0330	5/4/05	\$432,000	1820	850	7	2004	3	3405	N	N	5127 S MYRTLE ST
011	333150	0135	6/30/04	\$260,000	1825	0	7	1999	3	3090	N	N	4816 S LUCILE ST
011	110900	0309	12/20/05	\$334,500	1830	0	7	1979	3	3405	N	N	5109 S MYRTLE ST
011	524980	1370	7/1/05	\$498,500	1830	150	7	2005	3	8100	N	N	4416 S HUDSON ST
011	170490	0307	10/17/06	\$300,000	1860	0	7	1953	3	19017	N	N	4332 S BENNETT ST
011	411210	0165	10/4/06	\$485,000	1860	150	7	2001	3	2554	N	N	5127 S LUCILE ST
011	811360	0200	3/29/04	\$414,000	1870	340	7	1909	4	6000	Y	N	4851 S RAYMOND ST
011	415430	2560	12/29/04	\$420,000	1890	0	7	1949	3	7200	Y	N	4703 48TH AVE S
011	333150	0991	2/9/04	\$290,000	1920	0	7	2003	3	2575	N	N	4719 S FINDLAY ST
011	885778	0190	10/27/04	\$261,950	1940	0	7	1986	3	6547	N	N	6006 47TH AVE S
011	373180	0015	3/17/04	\$300,000	1990	0	7	1915	3	4094	N	N	5111 S BRANDON ST
011	558320	0145	10/24/06	\$340,000	2000	120	7	1915	2	4500	N	N	5306 50TH AVE S
011	558320	0145	5/28/04	\$395,000	2000	120	7	1915	2	4500	N	N	5306 50TH AVE S
011	415430	0370	7/12/05	\$490,000	2140	0	7	1905	3	6360	N	N	4621 43RD AVE S
011	558320	0546	10/28/05	\$650,000	2150	0	7	1972	4	5300	Y	N	5009 49TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	811310	1314	5/3/04	\$249,950	2210	0	7	2000	3	5365	N	N	6015 47TH AVE S
011	333150	0990	2/24/04	\$340,000	2320	0	7	2003	3	4635	N	N	4721 S FINDLAY ST
011	170290	0200	6/30/05	\$550,000	2420	500	7	1900	3	4180	Y	N	3929 S AMERICUS ST
011	333150	1015	4/5/05	\$400,000	2420	0	7	2004	3	5155	N	N	4707 S FINDLAY ST
011	110900	0135	7/10/06	\$707,000	2540	0	7	1909	5	12840	N	N	5150 S OTHELLO ST
011	170490	0195	9/2/05	\$451,000	1210	500	8	1931	3	4354	N	N	5031 44TH AVE S
011	811310	1177	5/5/04	\$324,000	1250	800	8	2002	3	5528	N	N	5909 47TH AVE S
011	811310	1308	4/5/05	\$375,000	1260	640	8	1997	3	8160	Y	N	6015 48TH AVE S
011	524980	1640	8/24/05	\$513,000	1310	820	8	2005	4	7200	N	N	4725 46TH AVE S
011	529720	0142	6/29/04	\$349,950	1310	440	8	2004	3	3120	N	N	5100 46TH AVE S
011	661750	0065	8/24/04	\$290,000	1340	750	8	1957	3	6057	N	N	4817 S MEAD ST
011	661750	0065	2/22/05	\$382,000	1340	750	8	1957	3	6057	N	N	4817 S MEAD ST
011	372380	0060	11/17/06	\$445,000	1370	700	8	1981	3	6705	N	N	5155 S ORCAS ST
011	110200	0120	2/2/05	\$399,950	1380	910	8	2004	3	9600	N	N	6332 51ST AVE S
011	661750	0070	3/12/04	\$371,950	1440	830	8	1958	3	6098	N	N	4811 S MEAD ST
011	415430	2655	9/30/04	\$310,000	1480	300	8	1988	3	3758	N	N	4701 S SNOQUALMIE ST
011	415430	2635	6/27/05	\$450,000	1490	220	8	1988	3	3590	N	N	4711 S SNOQUALMIE ST
011	415430	2640	6/15/04	\$325,000	1490	220	8	1988	3	3590	N	N	4614 47TH AVE S
011	415430	2647	9/9/04	\$386,500	1500	750	8	1988	3	3600	Y	N	4610 47TH AVE S
011	392990	0058	4/15/04	\$435,000	1500	410	8	2004	3	4045	N	N	3831 S ALASKA ST
011	392990	0058	10/23/06	\$525,000	1500	410	8	2004	3	4045	N	N	3831 S ALASKA ST
011	392990	0059	4/21/04	\$425,000	1500	410	8	2004	3	4045	N	N	3827 S ALASKA ST
011	392990	0062	9/27/04	\$395,000	1510	360	8	2004	3	7668	N	N	3823 S ALASKA ST
011	333050	0995	11/16/04	\$299,950	1530	0	8	2004	3	2373	N	N	4514 S ORCAS ST
011	524980	0436	6/25/04	\$438,500	1588	0	8	2001	3	3600	N	N	4932 42ND AVE S
011	661750	0085	6/28/06	\$457,820	1660	1240	8	1959	3	5760	N	N	4810 S JUNEAU ST
011	415430	2570	6/28/04	\$550,000	1720	240	8	1928	3	7200	Y	N	4709 48TH AVE S
011	415430	2345	8/24/04	\$450,000	1830	1530	8	1967	3	5400	Y	N	4831 47TH AVE S
011	111200	0007	11/16/04	\$378,000	1870	940	8	1969	3	8000	N	N	6909 52ND AVE S
011	111200	0007	8/22/06	\$499,850	1870	940	8	1969	3	8000	N	N	6909 52ND AVE S
011	110200	0045	3/15/05	\$508,300	2050	1010	8	1977	3	12240	N	N	5134 S HOLLY ST

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	373180	0085	10/26/04	\$579,950	2130	860	8	2004	3	4094	N	N	5110 S LUCILE ST
011	373180	0080	10/8/04	\$579,950	2130	860	8	2004	3	4098	N	N	5114 S LUCILE ST
011	333150	1005	12/13/04	\$460,000	2170	870	8	2004	3	5150	N	N	4715 S FINDLAY ST
011	661750	0020	1/13/04	\$379,000	2190	0	8	1962	3	9001	N	N	4838 S MEAD ST
011	558320	0001	7/20/05	\$515,000	2350	0	8	2002	3	3200	N	N	5319 51ST AVE S
011	558320	0001	6/13/06	\$575,000	2350	0	8	2002	3	3200	N	N	5319 51ST AVE S
011	811310	0974	3/22/05	\$330,000	2730	0	8	1914	3	7192	N	N	6201 46TH AVE S
011	811310	0974	8/29/05	\$430,000	2730	0	8	1914	3	7192	N	N	6201 46TH AVE S
011	170290	0395	2/23/05	\$391,000	3750	0	8	1967	2	5200	N	N	4801 42ND AVE S
011	170490	0221	7/18/06	\$455,000	1240	340	9	2006	3	5940	N	N	5030 42ND AVE S
011	795030	4440	7/18/06	\$575,000	1400	650	9	1981	3	5400	N	N	4603 42ND AVE S
011	415430	3345	7/25/05	\$625,000	1450	560	9	1928	3	5400	Y	N	4418 48TH AVE S
011	524980	2423	4/24/06	\$540,000	1620	640	9	2006	3	3600	N	N	4618 46TH AVE S
011	524980	2345	4/10/06	\$650,000	1710	500	9	1993	3	7200	Y	N	4535 47TH AVE S
011	415430	2975	9/2/04	\$557,500	2000	520	9	1997	3	7200	Y	N	4401 48TH AVE S
011	415430	3685	4/6/04	\$630,500	2480	0	9	2003	3	5603	Y	N	4818 48TH AVE S
011	170290	1175	11/28/05	\$649,000	2500	0	9	2005	3	6160	N	N	3919 S EDMUNDS ST

Improved Sales Removed from this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	066900	0210	4/21/05	\$895,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	102404	9001	5/18/06	\$2,450,000	DIAGNOSTIC OUTLIER
002	152404	9008	5/23/05	\$1,280,000	DIAGNOSTIC OUTLIER
002	169590	0165	11/8/04	\$436,500	QUESTIONABLE PER SALES IDENTIFICATION
002	208770	0011	6/1/04	\$515,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	208770	0105	9/28/04	\$560,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	415430	0050	5/25/04	\$429,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	415430	0190	7/27/05	\$363,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	524980	2068	3/23/05	\$865,000	Obsol
002	524980	2145	7/25/06	\$1,100,000	ActivePermitBeforeSale>25K/%Compl/
002	524980	2145	2/7/05	\$285,000	DORRatio/%Compl
002	524980	2725	1/6/04	\$163,750	PARTIAL INTEREST (1/3, 1/2, Etc.);/DORRatio
002	524980	3395	12/9/04	\$200,000	DORRatio/Obsol
002	570000	0400	3/9/05	\$455,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	570000	0425	5/10/04	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	570000	0675	6/1/04	\$205,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	570000	0740	12/2/05	\$235,000	DORRatio
002	570000	0760	11/5/04	\$400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	570000	0825	9/1/05	\$615,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	570000	1055	5/18/04	\$485,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	570000	1780	2/18/05	\$760,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	570000	2420	6/28/04	\$375,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	570000	3530	2/8/05	\$1,736,000	HISTORIC PROPERTY
002	570000	3575	6/16/04	\$1,320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	570000	3585	7/20/05	\$1,600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	570000	3595	4/19/05	\$2,400,000	DIAGNOSTIC OUTLIER
002	570000	3800	4/18/05	\$2,305,000	LACK OF REPRESENTATION
002	570000	3920	4/3/06	\$750,000	NON-REPRESENTATIVE SALE
002	570000	4030	7/19/06	\$1,250,000	SEGREGATION AFTER SALE
002	570000	4105	4/8/04	\$745,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	570000	4505	4/1/04	\$600,000	DORRatio
002	570050	0155	3/15/04	\$1,100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	570050	0225	7/6/04	\$850,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	795030	0045	5/17/04	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	795030	0111	10/29/04	\$55,957	QUIT CLAIM DEED:/DORRatio
002	795030	2606	9/12/06	\$725,000	RELOCATION - SALE BY SERVICE
002	795030	2606	9/14/06	\$725,000	RELOCATION - SALE TO SERVICE
002	795030	2650	8/2/05	\$109,221	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	795030	2660	4/14/05	\$411,000	RELOCATION - SALE BY SERVICE
002	795030	2660	4/14/05	\$411,000	RELOCATION - SALE TO SERVICE
002	795030	2675	9/16/04	\$107,442	QUIT CLAIM DEED:/DORRatio
002	795030	2790	1/8/04	\$79,672	DORRatio
002	795030	2790	5/15/06	\$97,733	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	812110	0415	6/9/05	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	812110	0655	3/18/06	\$2,180,000	DIAGNOSTIC OUTLIER
002	812110	0975	1/26/05	\$379,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	812110	1030	4/9/04	\$154,272	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	812110	1060	2/15/05	\$636,237	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	812110	1140	1/3/05	\$950,000	UnfinArea
006	069100	0015	3/18/04	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR;/DORRatio
006	069100	0045	2/2/05	\$171,137	PARTIAL INTEREST (1/3, 1/2, Etc.);/DORRatio
006	110200	0250	1/21/05	\$675,950	DIAGNOSTIC OUTLIER
006	110200	0250	10/25/05	\$772,500	DIAGNOSTIC OUTLIER
006	110200	0527	2/10/05	\$1,080,000	DIAGNOSTIC OUTLIER
006	110200	0751	1/16/04	\$655,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	110200	1040	3/30/04	\$142,500	DORRatio
006	110200	1193	4/26/04	\$444,000	Obsol
006	123100	0310	7/8/05	\$605,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	123100	0370	3/11/04	\$9,500	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
006	123100	0924	2/4/04	\$260,000	IMP CHARACTERISTICS CHANGED SINCE SALE
006	123100	0924	1/11/06	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	123100	1125	10/27/04	\$120,299	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
006	214730	0010	10/9/06	\$1,350,000	EST PROP ASSESSED DIFF THAN PROP SOLD
006	262404	9173	6/28/04	\$1,400,000	ASSEMBLAGE SALE - PURCHASED BY ADJACENT OWNER
006	333600	1795	12/29/04	\$285,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	333600	1795	9/19/06	\$342,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	333600	2145	6/8/04	\$245,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	352404	9005	4/7/06	\$270,000	SEGREGATION AND/OR MERGER; SECURING OF DEBT
006	352404	9008	7/26/05	\$232,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	352404	9138	4/26/05	\$1,000,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	372380	0175	3/4/05	\$425,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	372380	0314	12/21/05	\$2,800,000	ImpCount
006	372380	0387	10/4/04	\$439,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	415430	4645	3/24/04	\$283,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	524980	3780	6/17/04	\$205,000	DORRatio
006	524980	4175	7/27/04	\$450,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	524980	4265	2/12/04	\$575,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	524980	4560	10/4/06	\$280,000	QUIT CLAIM DEED
006	524980	4610	8/9/04	\$480,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	524980	4610	8/31/06	\$251,279	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
006	524980	4690	1/13/04	\$360,000	QUESTIONABLE PER SALES IDENTIFICATION
006	524980	4740	2/25/04	\$280,000	DORRatio
006	524980	4915	2/10/04	\$372,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;/DORRatio
006	524980	5105	10/26/04	\$289,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	524980	5105	8/9/06	\$159,665	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
006	558320	0905	7/20/05	\$150,000	DORRatio
006	661650	0040	7/1/05	\$565,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	689630	0040	6/24/05	\$1,181,000	ImpCount
006	689630	0070	3/7/05	\$360,000	%Compl
006	689630	0070	5/2/05	\$425,000	%Compl
006	689630	0101	5/7/05	\$1,185,000	EST PROP ASSESSED DIFF THAN PROP SOLD
006	689630	0101	5/10/06	\$1,380,000	EST PROP ASSESSED DIFF THAN PROP SOLD

Improved Sales Removed from this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	689630	0255	12/10/04	\$1,300,000	ImpCount
006	689630	0500	3/9/06	\$412,500	BANKRUPTCY - RECEIVER OR TRUSTEE
006	883540	0095	7/7/04	\$975,000	DIAGNOSTIC OUTLIER
006	883540	0435	8/17/05	\$725,000	RELOCATION - SALE BY SERVICE
006	883540	0435	8/9/05	\$725,000	RELOCATION - SALE BY SERVICE
006	883540	1015	10/10/06	\$1,075,000	ActivePermitBeforeSale>25K/%Compl
006	883590	0025	11/3/04	\$892,500	DIAGNOSTIC OUTLIER
006	883590	0045	10/21/04	\$350,000	DORRatio
006	883590	0153	6/28/04	\$495,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	895290	0190	10/26/05	\$361,000	UnfinArea
006	895290	0190	10/26/05	\$361,000	UnfinArea
006	941240	0189	7/25/05	\$1,250,000	LACK OF REPRESENTATION
006	941240	0189	10/20/06	\$1,725,000	LACK OF REPRESENTATION
006	941240	0220	8/17/04	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR;/DORRatio
006	941290	0040	2/3/04	\$15,380	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
006	983020	0355	5/14/04	\$415,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	110500	0097	8/30/06	\$109,860	DORRatio
011	110500	0245	3/8/05	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	110500	0247	3/14/05	\$100,000	DORRatio
011	110500	0247	12/7/05	\$166,000	DORRatio
011	110500	0340	6/5/06	\$220,000	NON-REPRESENTATIVE SALE
011	110500	0376	8/4/04	\$205,000	EST NO MARKET EXPOSURE
011	110500	0376	7/1/05	\$373,500	EST PROP ASSESSED DIFF THAN PROP SOLD
011	110900	0150	8/15/05	\$170,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	110900	0240	8/12/04	\$116,445	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
011	111200	0070	11/8/04	\$109,454	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
011	111200	0106	3/30/06	\$53,554	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
011	170290	1110	6/14/05	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	170290	1175	6/23/04	\$110,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	170290	1200	8/28/06	\$550,000	ImpCount
011	170290	1200	6/15/05	\$225,000	QUESTIONABLE PER SALES IDENTIFICATION;/ImpCount
011	170390	0039	5/10/04	\$158,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	170390	0075	5/17/05	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR;/
011	170490	0360	10/22/04	\$78,756	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
011	170490	0493	6/9/05	\$295,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	170490	0570	7/5/05	\$45,710	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
011	170490	0590	6/4/04	\$76,689	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
011	170540	0025	7/6/05	\$338,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	170540	0105	1/20/05	\$336,500	UnfinArea
011	170540	0244	6/7/06	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	170540	0515	1/6/04	\$167,500	BANKRUPTCY - RECEIVER OR TRUSTEE
011	170540	0670	12/29/04	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	262404	9157	10/20/05	\$339,990	PROP ASSESSED DIFF THAN PROP SOLD
011	272404	9141	3/29/06	\$341,000	BANKRUPTCY - RECEIVER OR TRUSTEE;/
011	333050	0076	4/15/04	\$237,000	NO MARKET EXPOSURE
011	333050	0825	8/5/05	\$224,950	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED

Improved Sales Removed from this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	333050	1010	7/14/06	\$250,000	ImpCount
011	333050	1545	3/11/05	\$172,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	333150	0235	9/28/05	\$175,000	DORRatio/ImpCount
011	333150	0235	6/28/06	\$474,950	DORRatio/ImpCount
011	333150	0301	7/22/04	\$46,911	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
011	333150	1025	8/18/04	\$180,000	DORRatio
011	333200	0135	10/28/04	\$32,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
011	333200	0370	8/27/04	\$71,343	DORRatio
011	333350	0030	6/22/05	\$223,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	333350	0100	3/17/04	\$100,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
011	333500	0025	8/24/04	\$100,000	DORRatio
011	392990	0062	3/10/06	\$476,000	RELOCATION - SALE BY SERVICE
011	392990	0062	3/10/06	\$476,000	RELOCATION - SALE TO SERVICE
011	410960	0215	2/3/06	\$101,250	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
011	410960	0306	8/29/05	\$62,409	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
011	411210	0065	12/20/05	\$380,000	DORRatio
011	415430	1321	4/11/06	\$168,300	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
011	415430	2275	10/7/04	\$178,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	415430	2305	2/15/06	\$485,000	EST PROP ASSESSED DIFF THAN PROP SOLD
011	415430	2925	5/19/06	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;/
011	415430	2935	7/27/05	\$289,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;/
011	415430	3426	9/27/06	\$480,000	BUYER SELLER SAME LAST NAME - EST RELATED PARTIES
011	415430	3426	11/13/04	\$370,000	QUIT CLAIM DEED
011	415430	3426	12/7/05	\$372,393	QUIT CLAIM DEED
011	415430	3835	7/31/06	\$104,076	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
011	415430	3995	5/27/05	\$250,000	DORRatio/%Compl/
011	415430	4385	11/7/06	\$438,500	UnfinArea/
011	415430	4505	7/31/06	\$166,712	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
011	524980	0294	7/25/06	\$94,020	DORRatio/
011	524980	0305	8/8/05	\$312,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	524980	1370	3/18/05	\$150,000	QCD; IMP. CHARACTERISTICS CHANGED SINCE SALE
011	524980	1640	12/1/04	\$270,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	524980	2245	7/11/05	\$128,579	QUIT CLAIM DEED:/DORRatio/
011	524980	3020	2/5/04	\$74,586	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
011	529720	0049	3/9/04	\$91,633	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
011	558320	0145	5/28/04	\$52,478	QUIT CLAIM DEED:/DORRatio/
011	558320	0240	8/24/05	\$273,200	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	558320	0720	9/15/05	\$117,814	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
011	564960	0110	5/17/05	\$306,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;/
011	786600	0115	1/9/04	\$81,074	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
011	811310	1328	6/21/04	\$180,000	DIAGNOSTIC OUTLIER
011	811310	1690	4/5/06	\$219,051	NON-REPRESENTATIVE SALE
011	811360	0325	4/8/06	\$215,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	885778	0320	8/8/05	\$317,500	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
011	888140	0060	11/14/05	\$315,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	983020	0090	3/21/06	\$378,045	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	983020	0115	2/10/06	\$168,569	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

Vacant Sales Used in this Annual Update Analysis
Area 81

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
6	352404	9189	10/6/2005	186000	5000	N	N
6	372380	0367	1/9/2004	585000	21840	N	N
11	170390	0046	9/1/2005	135000	3120	N	N
11	262404	9226	8/19/2005	135000	6504	N	N
11	276020	0063	8/17/2006	124000	4500	N	N
11	524980	2355	3/9/2004	85950	7200	N	N
11	888140	0020	12/27/2005	130000	5320	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 81

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	570000	4028	10/18/2006	710000	Seg before sale - Est land codings not current
6	110200	0263	10/1/2004	4000	Sale of parcel that is driveway - not typical sale
6	352404	9185	2/17/2006	53000	QUIT CLAIM DEED;/DORRatio/PrevImp<=25/
6	352404	9188	2/17/2006	54000	QUIT CLAIM DEED;/DORRatio/PrevImp<=25/
6	883540	0140	3/23/2005	270000	DOR Ratio
11	170290	0020	8/8/2005	320000	DOR Ratio
11	276020	0080	1/18/2005	65000	Sale to LLC
11	333150	0510	9/28/2006	100000	Sale from church to p patch trust-est sale not typ trans
11	333150	1015	5/14/2004	160000	DOR Ratio



**King County
Department of Assessments**

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

**Scott Noble
Assessor**

MEMORANDUM

DATE: February 15, 2007

TO: Residential Appraisers

FROM: Scott Noble, Assessor

A handwritten signature of "Scott Noble" in black ink.

SUBJECT: 2007 Revaluation for 2008 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr